

**FINAL REPORT  
PART I**

**HISTORIC PRESERVATION/CONSERVATION STUDY  
FOR  
THE GAINESVILLE CENTRAL CITY REVITALIZATION PROGRAM**

**SEPTEMBER, 1979**

**SUBMITTED TO  
CITY OF GAINESVILLE, FLORIDA  
BY**

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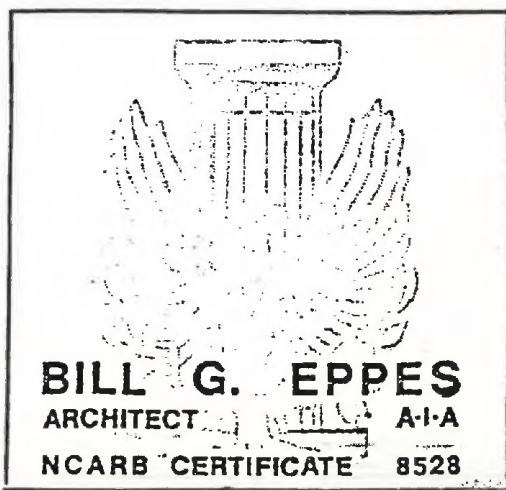
HISTORY

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## **ACKNOWLEDGMENTS**

The authors of this report wish to take this opportunity to thank the building owners, tenants and their employees for their cooperation in providing access into both the public and private areas of the buildings within this study. They wish to further thank the members of the Gainesville Redevelopment Authority for their assistance, as well as E. Dent McGough, Grants Manager and Norman Bowman, Director of the Department for Community Development.

The location and use of local historical sources was made possible with the help of the Gainesville Public Library reference librarians: Miss Elizabeth Alexander and Dr. Steven Kerber at the P.K. Yonge Library of Florida History, and Mrs. Maxene Hamilton at the University of Florida Archives. Miss Sally Craven, Mr. Gary Cornwell, and Mrs. Margaret LeSourd at the University of Florida made both federal and urban land use documents available and more understandable. Dr. Helen Jane Armstrong assisted in the location and interpretation of the Sanborn maps housed in the Map Library at the University of Florida.

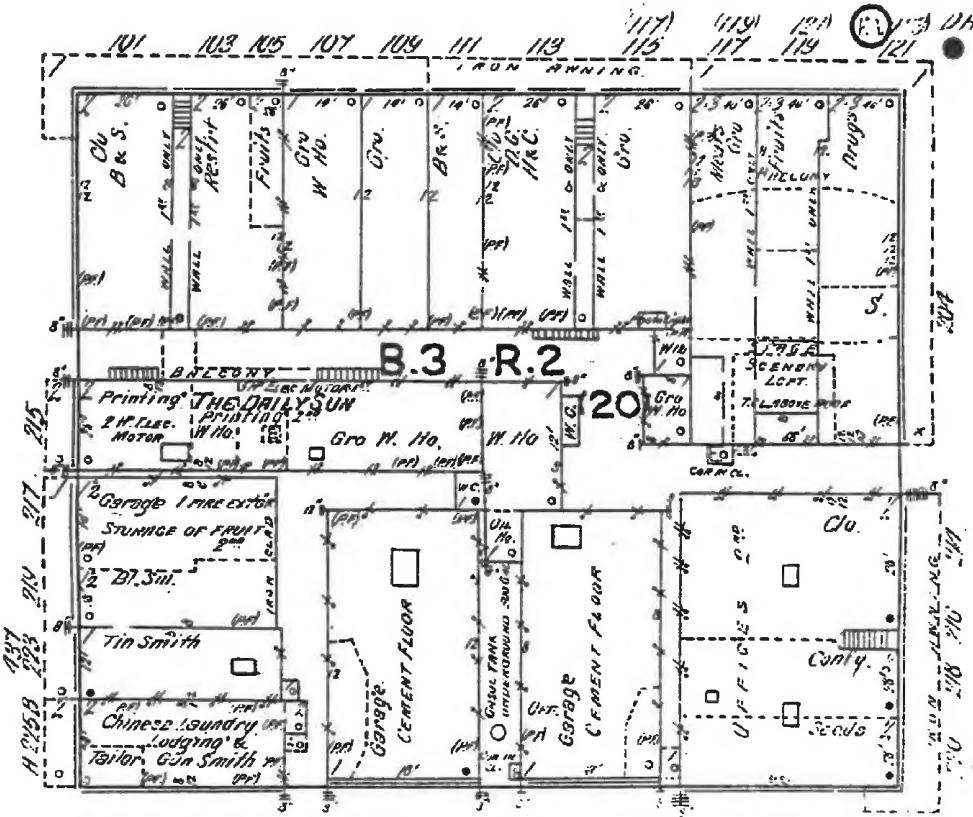
The authors present this undertaking with a strong sense of pride and fulfillment which would not be possible except with the talent, dedication and hard work supplied by Debra Ann Lupton, M.Arch. and the meticulous efforts involved in organizing, editing and typing by Lucy B. Wayne, B.Art History, both on the staff of Bill Eppes.

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E. MAIN S.

## AUDIENCE ADDRESSED

This study is directed to Gainesville businessmen, retail merchants, and investors who have, or anticipate, financial interests in the old central city; further, it is addressed to the Gainesville Development Authority and other city agencies charged with the welfare of the area. It will be through these individuals, groups, and agencies that the city will achieve dynamic reuses.

This report represents the initial step toward revitalization of the central city. A six month economic analysis begins as this document goes to press. While this study was limited geographically to two pairs of separated blocks, a survey of the entire city will begin within the year. Each of these studies will play a vital role in the future of the city.

This analysis of the four block study area presents new material which will be of inestimable value to property owners and investors. The research into the condition of the buildings, architectural and historical significance, and use potential establishes a base for economic analysis and professional rehabilitation.

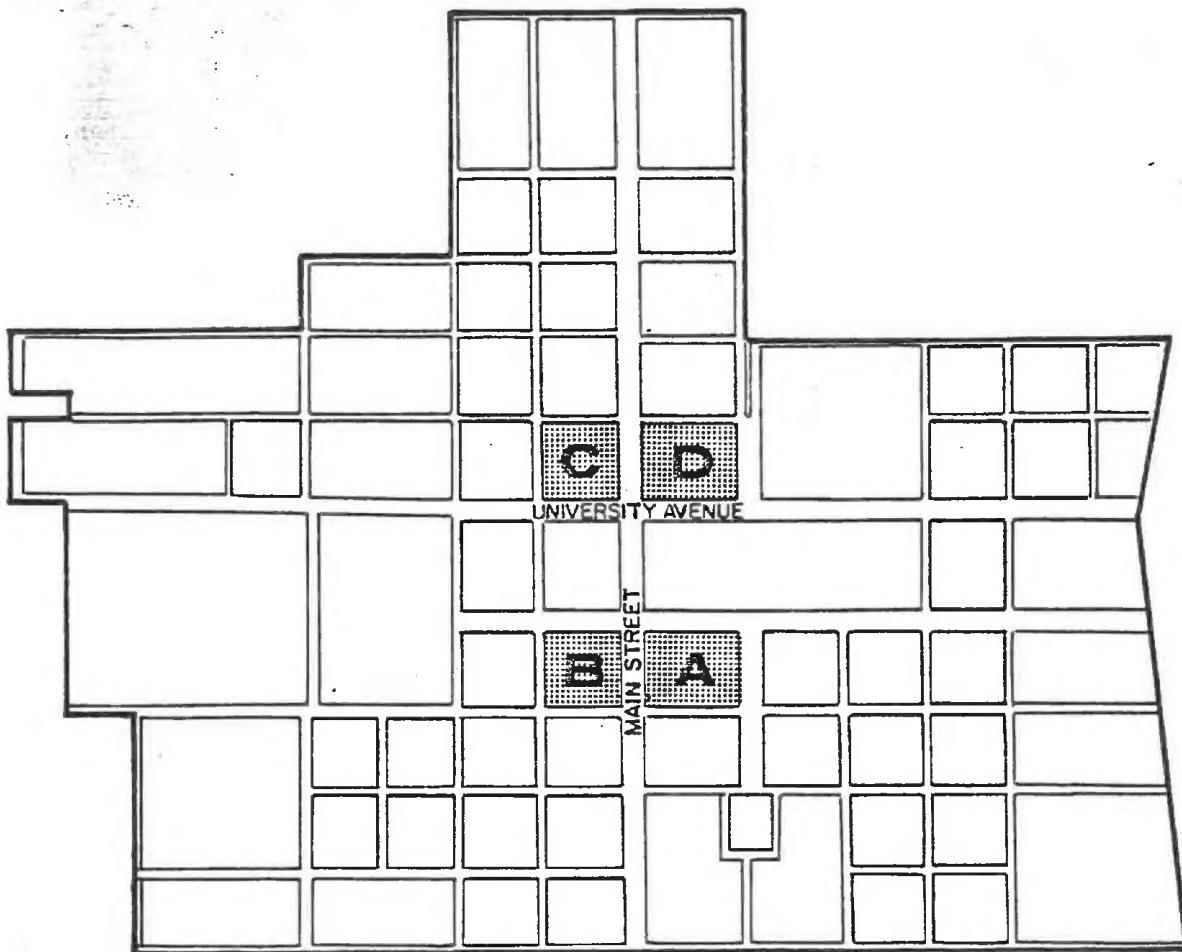
In addition to analysis of the status of the study area, the report acknowledges financial benefits possible from conservation of older buildings and benefits to be obtained from a cooperative effort to revitalize the old downtown using both public and private incentives and new organizational strategies. What is recommended here is both eminently practical and, at the same time, of cultural importance to one of Florida's older and more significant cities.



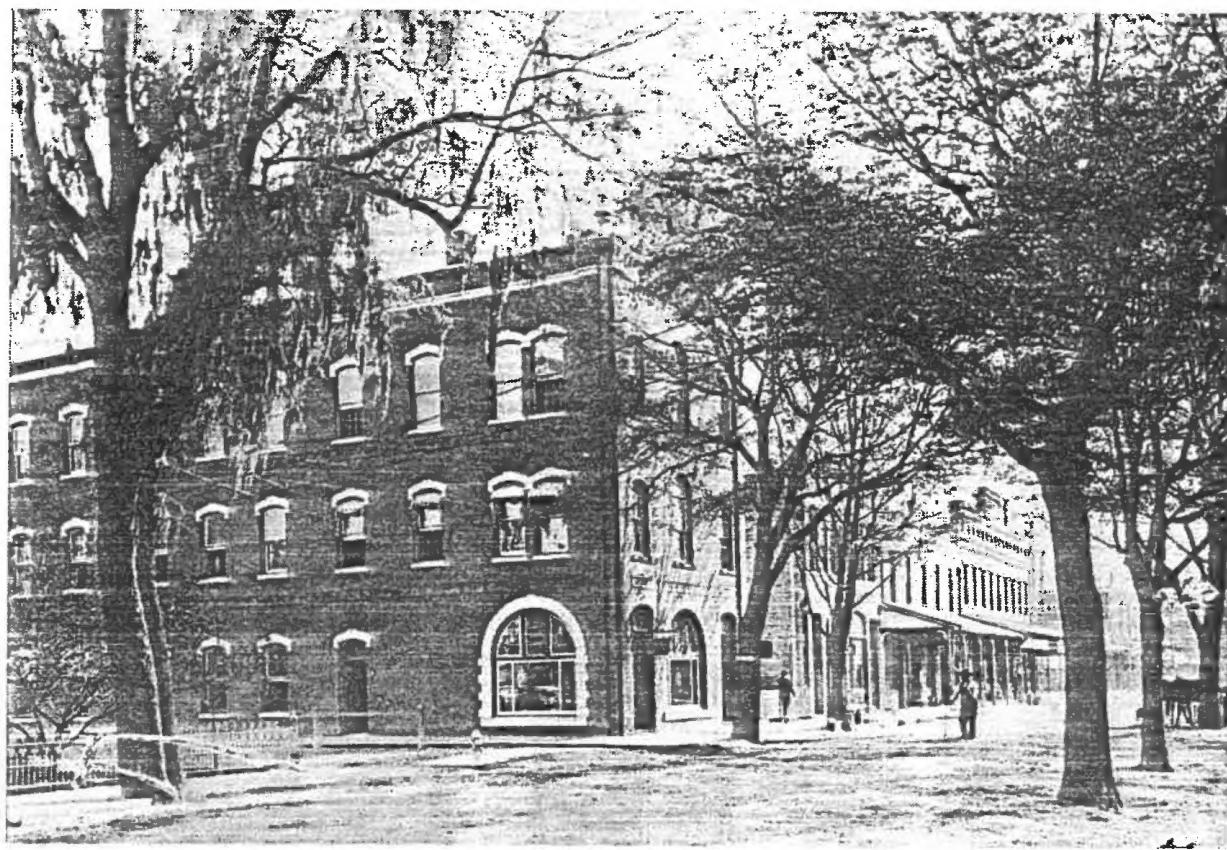
Downtown, circa 1936, looking north along Main Street.  
Original University of Florida Archives.

## CHARGE TO CONSULTANTS

Bill G. Eppes, AIA, was commissioned by the City of Gainesville to undertake a comprehensive historic preservation survey of four Central City blocks, containing a large concentration of 19th and early 20th century structures, to determine if an historic preservation process could be utilized as part of an urban revitalization technique.



Gainesville Central City District (CCD), 1979, with designated four block study area.



West University Avenue at Northwest First Street  
looking east showing old Dutton Bank Building in  
foreground, 1905. Klein Graham Collection, University  
of Florida Archives.

## BRIEF SUMMARY AND CONCLUSIONS

The work that went into this study consisted of:

1. Data gathering, one source for which was Sanborn insurance maps prepared at about four-year intervals between 1884 and 1928. Published and unpublished manuscripts, photographic archival materials, newspaper references, and information from old city directories also proved to be valuable data sources.

2. Field investigation, which consisted of an examination of each individual building in the four block area. Architectural qualities, structural capabilities, mechanical equipment, code compliance and general condition were the criteria for the investigation. Each building was photographed.

3. Evaluation, consisting of historical research on each building, block and the central city; assessment of the buildings' load carrying capacity; investigation of the parking situation; tracing of economic trends, and evaluation of potential uses of all buildings in the four block area.

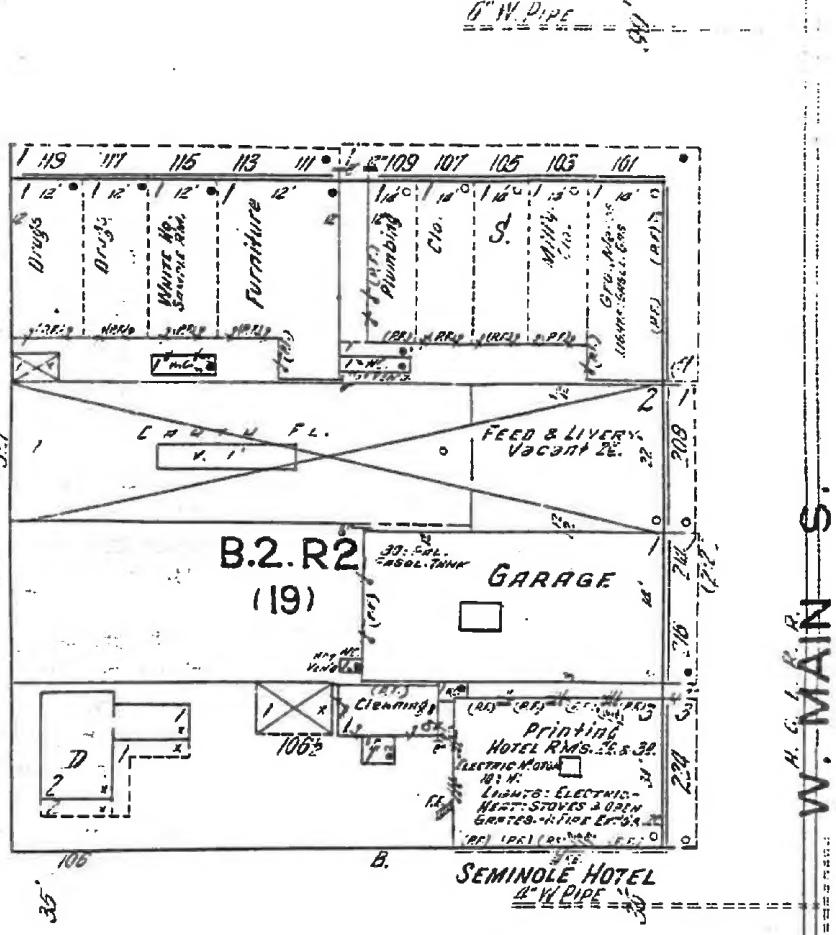
4. Review, which consisted of presentation of work and findings to interested building owners and occupants. Discussions were held with the Downtown Redevelopment Authority (DRA) and representatives of the city's Economic Consultants (Barton-Aschman), and consideration given their input.

5. Recommendations, the principal effort of which was to determine the most appropriate uses for some of the sub-standard buildings and to prepare architectural drawings for the revitalization of the four block area. Drawings include recommendations for restoration of the historic character of the buildings and the design of a streetscape. The streetscape consists of an almost continuous canopy in front of the buildings with sidewalk lighting and building graphics for both autos and pedestrians integrated into the canopy design. In addition, the re-introduction of shade trees on a large scale is considered extremely important.

### CONCLUSIONS

In order that revitalization be brought to fruition, a viable economic thrust must be identified. In this report the economic thrust centered around unique shops to be incorporated into blocks A and B. The economic consultants considered this an acceptable concept. With their concurrence, the revitalization drawings were prepared, which integrated design/merchandizing features. The design was strongly influenced by photographic records of early Gainesville showing tree shaded streets, canopied sidewalks and charming street lighting. It was an active and busy place with every evidence of economic success. With quality design which recalls the character of Gainesville's original center, the downtown can again become an attractive, appealing and inviting place for people to explore. It next becomes the province of merchants, retailers and entertainers to enliven the downtown area with imaginative offerings channeled to the consumer who will bring economic support to their endeavors.

Central city property owners working through DRA have a special economic advantage by employing preservation tax incentives as a tool for revitalization and rehabilitation.



*H. C. L.* W. MAIN S.



Block B, Sanborn Map, 1913.

# IMPLEMENTING PROCEDURES FOR REVITALIZATION

## ROLE OF THE DOWNTOWN REDEVELOPMENT AUTHORITY

This report, when adopted, will in large part be the responsibility of the Downtown Redevelopment Authority (DRA) to administer. Clearly the official responsibilities of the DRA include the revitalization of the Central City District (CCD). Since the DRA is new and at the time of this publication is in the process of assembling a staff, this section of the report addresses the DRA.

It is assumed that one of the prime functions of the DRA will be to provide continuing advisory services to businessmen, investors and property owners in the CCD. Such services on the part of the staff must include the responsibility for keeping accurately abreast of the constantly changing federal and state programs designed to provide financial aid to deteriorating central business districts (CBD), and coordinating their findings with the city's grants person and the city manager's office.

The sources for public and private revitalization funding are extensive and complicated. They include special federal legislation providing assistance to small and large businesses available from the Department of Commerce, Department of Housing and Urban Development, and Department of the Interior. The staff should know the processes involved in taking advantage of the historic preservation tax incentives provided by the Tax Reform Act of 1976, as well as the requirements governing the building rehabilitation investment credit provided by the Revenue Act of 1978. Many new programs and pending programs may be available, such as the possibility of private bank loans under the Community Reinvestment Act of 1977. Gainesville currently has no agent or agency qualified to take advantage of these highly specialized resources. The DRA staff should develop an expertise in the area.

Simultaneously, as specialists, the DRA staff should develop familiarity with programs designed to assist the new Authority in the use of renewal powers in the public sector and the public revitalization efforts needed over and above grants or programs currently available to the city.

In relation to recommendations in this report, one major job which only the new Authority can accomplish are the sidewalk canopies illustrated in the revitalization section of this report. These canopies are to be attached to the privately owned buildings and project over the sidewalks which are public property. The Authority, working with the City Commission will need to explore legal and financial mechanisms to achieve this vitally important improvement. This one improvement makes it clear that the DRA will have to accept the responsibility for unifying the private and public sector, not only for the four survey blocks but for the entire CCD.

At some time in the near future a private, perhaps non-profit, development corporation with an operating revolving fund should be considered as the essential match to the public authority. The DRA could be instrumental in organizing such a corporation. Florida law is very strict on the use of public funds for private renewal. While the line between public and private benefit is thin, a solution to common problems requires mechanisms not

yet attempted in Gainesville but successfully used in other communities. The large number of property owners and investors in the CCD should be encouraged to form a unified corporate entity such as exists in the several competing malls.

Over a number of years there have been a fair number of private consulting contracts. This report is one and others are in process. However, the effectiveness of such a system in this city is hard to evaluate, good as many of the recommendations have been. Neither the City nor the Chamber have developed a strong set of implementation strategies and frequently reports resulting from fine consultant research lie idle on library shelves and are forgotten.

Hopefully the Development Authority will become an action agency putting this, and other private consultant reports to work with the full participation of the private sector. The first major step will be to initiate a comprehensive survey which will provide data essential for the evaluation of districting potentials.

#### DEFINING HISTORIC DISTRICTS

Historic districts may be identified on the basis of architectural and/or historic merit. Essential factors in identifying a district include: the existence of readily definable boundaries; a sense of cohesiveness through the materials, heights, silhouettes, etc.; relation of the area to individuals, events, or visual qualities which convey a sense of time and place.

In addition to districts listed in the National Register of Historic Places, local districts may be formed and may be eligible for benefits if established according to standards defined by the U.S. Department of the Interior. Establishment of districts in Florida is conducted under the auspices of the Florida Division of Archives, History, and Records Management.

The four block study area was evaluated in terms of district qualifications and the Florida Division of Archives, History and Records Management was consulted. Whereas the four blocks do not as a unit possess the qualifications for a district, they will be considered for their contributory merit in the programmed survey to investigate the potentials of a multiple resource nomination for the City of Gainesville. This survey, programmed for 1980, will include significant structures bordering the four block area, such as: the old Federal Building, the 1925 Gulf Station, Trinity Episcopal Church, the Masonic Building, The Primrose Inn, Great Southern Music Hall, the Firestone Building, and the Seagle Building.

#### REHABILITATION INFORMATION FOR THE PROPERTY OWNER

1. In compliance with the National Historic Preservation Act of 1966 (Public Law 89-665), which charged each state to designate a State Historic Preservation Officer (SHPO), Florida preservation affairs are conducted through the Florida Division of Archives, History, and Records Management (FDAHRM).

2. Florida Master Site File Forms have been completed for all buildings in the four block study area and submitted to FDAHRM, which will review the forms and data from this report to determine eligibility

for the National Register of Historic Places. Qualified nominations are submitted first to a state review board and then to the National Register of Historic Places, Department of the Interior, Washington, D.C., for final determination. Qualified buildings may be eligible for tax incentives or preservation grants.

3. The National Register process requires approximately 18 months; however, tax benefits are retroactive for work completed between June 30, 1976 and July 1, 1981 for "certified rehabilitations."

4. It is recommended that owners consult with a professional in the field of architectural preservation and review documents\* which define requirements for a "certified rehabilitation", such as:

The Secretary of the Interior's Standards for Historic Preservation Projects with Guidelines for Applying the Standards, 1979 (OAHP).

"Tax Incentives for Rehabilitating Historic Buildings" (OAHP).

5. Owners of qualified buildings should write FDAHRM to request individual nomination to the National Register and request the "Historic Preservation Certification Application". Photographs of existing conditions of all interior and exterior areas must be provided.

6. For analysis of tax benefits, it is recommended that owners consult with professionals in the area of tax law and review documents\* such as:

Tax Reform Act of 1976 (Public Law 94-455), Section 2124.

"The Tax Reform Act of 1976: Questions & Answers" (OAHP).

"The New Economics of Rehabilitating Older Buildings" (OAHP).

"Historic Preservation Incentives of the 1976 Tax Reform Act: An Economic Analysis, 1979" (Dept. of Commerce, NBS).

7. Under the Revenue Act of 1978, rehabilitation of any building over 25 years old may qualify for other tax benefits as described in:

"Tax Information on Investment Credit", Publication 572, 1979 (Internal Revenue Service).

8. Individual questions may be directed to:

Downtown Redevelopment Authority (DRA), City of Gainesville, Gainesville, Florida 32601.

Florida Division of Archives, History, and Records Management (FDAHRM), Department of State, The Capitol, Tallahassee, Florida 32304.

Office of Archeology and Historic Preservation (OAHP), Heritage

\* Copies of these publications are filed in the Documents Department of the University of Florida Library or may be ordered from the agencies listed above.

Conservation and Recreation Service, U.S. Department of  
the Interior.

National Trust for Historic Preservation, Southern Field  
Office, William Aiken House, 456 King Street, Charleston,  
South Carolina 29403.

Secretary of Housing and Urban Development, Washington,  
D.C. 20410.



A train with a probable load of grain from the plains  
of Spain chugging down Main in the rain, c. 1925.  
From photograph collection Gainesville Public Library.

economically justified and had faith in the future of the area. These buildings have had to continually justify their existence because there has been a continually changing set of conditions:

1. within the city
2. with respect to technological advances, thus goods and services available
3. with respect to marketing concepts
4. with respect to the mode and extent of use of transportation
5. with respect to the collective "taste" which establishes markets for everything from music to clothes to food to hair styles, etc.

It is well to note in the historic passages of this report the many and versatile uses that these buildings have experienced. Many of these buildings, today, as in years past, need a new identification - best of all within a master strategy of the downtown economic thrust.

#### MAJOR ECONOMIC THRUSTS

Since 1970 there have been a total of 110,860 square feet of buildings sold/purchased in an inventory of 238,300 square feet of the four block study area under consideration, which indicates that the old central area of the city is still considered a good investment despite vacancies of whole structures, parts of structures and empty lots or parking areas - a low income use of the property. It is not easy at this time to assess this seeming discrepancy either quantitatively or in terms of trends. But since successful businesses are operating in the downtown area, the recommendations on the retention and revitalization of the few older structures identified in this survey seem to be valid and viable. Opportunities are available for improving the value of investments while taking advantage of federal funding and tax incentives mentioned elsewhere in this report. In other words, it would appear that the downtown real estate investment climate is currently favorable.

It will be noted that the recommendations are conservative. They are not pie in the sky. They provide suggestions for improvements to structures which should provide good returns without too great a financial output by individual property owners. However, it must be assumed that a strong cooperation between property owners must exist, particularly in reference to new uses, a connected sidewalk canopy system, new sidewalks and street planting and lighting. In the case of planting and lighting, the Downtown Redevelopment Authority would have a major responsibility to assist in obtaining public funding for design, installation and maintenance of these public services and utilities.

#### ECONOMIC VIABILITY

There are major questions on economic viability which can be answered only by the forthcoming economic survey. Questions of great concern must be raised here, in advance of that report. Consider for example, (1) the long history of downtown Gainesville and the drastic changes that have occurred in recent years, (2) the stability of existing private investment, (3) the risks of future investments and the exploration of new and profitable uses for old structures and, (4) development of vacant land. All these depend on current and potential economic viability of the entire historic downtown as currently officially defined.

How is economic feasibility determined and at what scale? Are we

concerned with the economic viability of the CBD as a whole, in parts or in blocks or for each individual structure? Are we concerned with the financial capacities of owners and tenants or both? Are we concerned with the economic viability of the current use to which a property is being put, including potential uses for a substantial square footage of vacant floor area, both ground and upper floors? Are we concerned with parking area availability and street access related to economic viability?

These economic concerns may at first glance appear outside the consideration of this report and the sole concern of economic consultants. Unfortunately such a distinction is impossible. Not only is the assessment of the quality and condition of a structure relevant before considering an extended current use or a new reuse, both of which may require architectural and possibly structural modifications, but also it is essential to know whether the structure and location are worth the expenditure. Then it should be determined, if possible, if the owner or tenant or both can or will make the investment with an expectancy of a reasonable return after taxes.

In the background of the strictly economic questions raised in the last two paragraphs are the much larger scale concerns of competition of the CBD as it is now with older and recent powerful economic energy centers, the very active strip commercial and large mall developments with free parking for all and air conditioning of pedestrian interiors for for two of the malls. The greatest strength of the big new ones to the west are both immediate accessibility to I-75 and therefore a substantial part of the region for at least a 55 mile per hour radius, but also their easy access to the substantial buying power generated by upper and middle income residential districts in their proximity along with many motels and two giant medical complexes. The old CBD has been left far behind, and in the cases of the Oaks Mall and Butler and Archer Plazas, in another political jurisdiction. The Gainesville Mall and its substantial business area partners on upper 13th Street, strip commercial on 13th from Payne's Prairie to the northern city line and the network of commercial strips to the north, 16th and 23rd Avenues and North Main, a great scattered and completely unplanned giant blob of businesses and light industry mixed with residential, the Westgate shopping area on West University, all add up to firmly established and devastating competition with the old CBD.

The reasons for citing the above obvious facts here are to place the old CBD in its proper position in the Gainesville economic context and in so doing facing facts as they are apparent even prior to a scientific economic analysis of the entire situation. Reality therefore sets the scale for contemplated improvements of the few remaining older CBD buildings in the four blocks under consideration here. Reality calls for moderation whether we like it or not.

#### THE MYTHS OF BUYING POWER

Bus stations and stops do not create significant buying power. The City Hall, the Public Library, the County buildings, the park do not create buying power. The worker occupants of public buildings mostly bring their lunches from home and buy their groceries at supermarkets and their clothing and entertainment at the malls. Public visitation is for special individual purposes in public buildings and generates little business.

Nighttime restaurants and bars, nightlife in general are excellent ways of maintaining some life in an otherwise dead area but they do not help daytime income. Nothing is more vacant or dead looking than a building that is closed until after regular 9-5 business hours are over.

The final blow to a possible CBD financial center came within the last three years with opening of branch banks in outlying areas and in particular in or near the malls. Another significant recent loss was the determination of the Nationwide Insurance Company to locate a major branch outside the city limits instead of downtown.

Finally, while there may be excellent purchasing potential in the immediate residential northeast, this is a low density area and one now accustomed to prestige buying in other parts of town and soft goods purchasing at supermarkets outside the downtown.

The black community to the south, southeast and northwest simply does not have great purchasing power.

Currently, therefore, expectancy of substantial purchasing power generated by existing uses in the CBD is largely mythical. One good restaurant does not keep a neighborhood going nor do three or four bars and a movie house open only at night.

#### RESIDENTIAL DEVELOPMENT AND ITS ECONOMIC IMPACT POTENTIAL

Current downtown revitalization efforts elsewhere in the United States and Canada are directed towards a new around-the-clock economic base for deteriorating CBDs and those in use predominantly from 9AM to 5PM. This has meant the promotion of new residential development in the CBD areas to encourage convenient buying power, and recently, to promote energy saving by reduction of travel time. To date there do not seem to be many successful ventures of this type in smaller cities. This can well be due to "red lining" (an unpublicized banking practice to distinguish good investment areas from bad) by investment houses of CBDs and surrounding deteriorated areas. One of the major purposes behind the Federal Community Reinvestment Act of 1977 (CRA) is to promote the greater involvement of the banking community in revitalization efforts, development corporations and the elimination of "red lining". This, along with other federal, particularly HUD loan and grant and mortgage insurance programs, could assist in promotion and reinvestment in currently non-existent residential projects and project proposals. However, a developer or development mechanism must exist.

For Gainesville, new residential development in or adjacent to the old CBD has been barely discussed. It is of course recognized that the northeast Historic District is a vital element in anchoring what is left, if for no other reason than the prestige it gives to an area otherwise out of residential real estate fashion.

There is of course plenty of underused land in an arc of at least 1/2 mile in depth drawn south of University Avenue (east and west), centered on the Plaza. But the in-town housing market has not been adequately explored and we are in another area of economic hypothesis.

Were it possible to promote prestige garden apartments and condominiums at a good density, say along Northeast 1st Street, between it and

North Main or in the vicinity of the new Post Office or Federal Building or in the direction of Alachua General Hospital, but near in, or even the Seagle Building as a start, then possibly a new generation of purchasers would appear if the CBD had a quick moving promotional and development mechanism. Or is this simply another kind of myth?

The assumption of a largely low key type of redevelopment proposal in this report cannot and does not depend on new residential components, much as we are for them as essential additional support to prevent further future slippage of merchandizing and investment.

### DEVELOPER POTENTIAL

In the case of the large malls and plazas which have been nationally significant in the suction of economic blood from central city commercial establishments, they have the most powerful pump possible, that of one single purpose development corporation. There is one interest, to make a corporate profit for a corporate owner and associated share holders and financing organizations. The tenants, the commercial enterprises within the physical entity of the mall or plaza may be members of the corporation or have a financial interest in the enterprise but it all is one great venture.

An older downtown is something else altogether. It is composed of a number of property and financial interests, many in trusts or holding companies, insurance and financial institutions, families and realtors. Lot by lot there are differing titles, leases, legal and tax liens and special interests, some many years in force. In Gainesville, unlike Detroit, Philadelphia, Charleston, S.C. and dozens of other cities, large and small, including Lake Wales and Fernandina, Florida, there is no downtown development corporation, no revitalization commission, no public or private corporation for the promotion of new downtown development of any nature. The new Gainesville Development Authority is somewhat more powerful than its predecessor, DRAB, but it does not have powers of eminent domain. It cannot issue bonds. It can hold property and funds only at the will of the City Commission. It is not an "authority" in the common and accepted sense of the word. However, it can have staff and this is important.

Nor has the Chamber of Commerce and its Downtown Committee yet assumed the role of promoter, let alone the establishment by them of a separate private development corporation for the purpose of purchasing property, finding reuses for derelict buildings, tenants for vacancies, revolving funds for low interest loans, acquisition, repair and resale, etc.

Under the above two opposite types of circumstances, Gainesville CBD is a non-unit. As a "district" it is one according to historic nomenclature but little else. And every property is on its own against tremendous odds.

There is no one entity fully responsible for the private enterprise development of an almost abandoned commercial center. Public enterprise has made huge new investments there but the private sector looks for other and bigger profits elsewhere.

Obviously a true authority mechanism working with a private

development corporation, using renewal powers under revenue sharing and block grants, available tax incentives, etc., could create the new and badly needed mechanisms to make something new and dynamic out of an area now predominantly derelict, parking lots or vacant land and underused streets and utilities. The underground utility investment is probably worth more than many of the improvements and land they were designed to serve. Much of central Gainesville is wasteland in several senses of the word "waste".

The above unpalatable facts have forced us in this report to fit our suggestions to the little picture. We do see opportunity for and include here proposals for mini-malls in blocks A and B in potentially attractive open spaces between older buildings. We are considering that these could be lined by or lead to small specialty shops and eating and drinking places, even recognizing the turnover of marginal enterprises as natural to the area as is. It would be a life support system without much medication pending more detailed diagnosis, hopefully leading to more dynamic cures.

We also see justification for improving the comfort and safety of pedestrians, once they leave their parked cars. No plans for these are otherwise current. We see the need for landscaping the streets, more trees as there used to be, and general upgrading of appearance of everything to attract more customers.

#### THE ECONOMICS OF BEAUTY - THE STYLING OF DOWNTOWN

No merchant, banker or businessman, whether or not he will admit it, is unaware of the need for styling his store windows, his bank interior, his office furniture. No designers of malls, these days, ignores the eye appeal of planters, fountains, displays, seating and all the other styling magnets essential to attract buyers on a day and night schedule.

Gainesville's old downtown, despite valid attempts at planting on sidewalks of a few blocks and attractive landscaping around public buildings and some parking lots, lacks an overall landscape improvement effort. The place simply is not attractive enough. Sign control is not in evidence. But as one parks a car it usually faces ugly building backs or unattractive views of rundown areas.

Gainesville's old downtown needs a consistent merchandizing approach which includes styling the place as a required part of the economic incentive mechanism. Gainesville's old downtown is no better or worse than the ones in its neighbors, Lake City and Ocala. But that is no excuse and certainly shows none of our city's historic leadership.

This report clearly places strong emphasis on improving appearance and comfort, not ignoring the basic human need for beautiful surroundings but adding that beauty is plain good business.

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**HISTORY, BUILDING  
DATA AND EVALUATIONS**



## BUILDING DATA AND EVALUATION

Prior to the building inspections, a standard master checklist was prepared to insure pertinent data collection. The data was gathered by a team, consisting of an architectural preservationist, an architect, and an architect-structural engineer. In general, the data consists of (1) information relating to the building's historically or architecturally significant qualities and (2) information relating to the building's versatility, investigating multiple alternative uses consistent with its size, configuration, location, load carrying capacity, mechanical equipment and code compliance. Since most buildings are in active service, most of the data is based on visible surfaces and owner/tenant interviews. However, in a number of cases parts of the structure were exposed enabling measurements of the beam and joist sizes and their spans. Also, in these cases, the quality of the wood could be assessed, which in every case observed was dense (six annular rings or more per inch), heart southern yellow pine, free of defects. This type of pine is one of the strongest structural woods. Whenever an exposed portion of the structure was not visible, an evaluation of either (1) "appears sound" or (2) "appears unsound" was made, based on general appearance of the floor, known loading history, and observed floor flexibility. To make an accurate (calculated) assessment, it would be necessary to remove portions of the floor and/or ceilings to observe the size, spacing and quality of the structure.

## PARKING

Parking is important to both building owner/tenant and the customer. The customer wants to park within a few spaces of the front door of his target and the merchant wants the same thing. All the buildings in this survey front on public streets which historically provided parking, but today this on-street parking has all but disappeared. The current parking problem is real, not so much because downtown parking space is not generally available, but because the potential customer thinks he will be subjected to inconvenience if he tries to park downtown.

The successful shopping center developer knows that the maximum walk for a customer entering a mall should not exceed 400 feet,\* a distance which is equal to two downtown blocks. The same distance, however, seems inconvenient to a downtown shopper. The perceived inconvenience is aggravated when the shopper cannot see the store's entrance when he parks his car. Crossing busy streets, such as Main or University, is not a perceived, but a real problem, because, to cross safely, it is necessary not only to go to a corner but then to wait for the traffic light to change. Because a large number of vacant buildings exist downtown, there are sufficient parking spaces at present. However, if Central City revitalization does take place, both the county and the city must accept responsibility for providing sufficient off-street parking for public employees. Of the four blocks surveyed in this study, Block D containing the old Wilson's store, is most impacted and Block B containing the old Commercial Hotel, is the least impacted.

The following evaluation has been based upon a subjective analysis of the "perceived parking availability" and an objective analysis of the

\* J. Ross McKeever & Nathaniel M. Griffin, Shopping Center Development Handbook, The Urban Land Institute, 1977.

"parking availability" of the real supply of parking spaces in the four block area.

#### REHABILITATION POTENTIALS

An evaluation has been made of each building's potential reuses. All reuses were based on the primary consideration of the floor's load carrying capacity. In some cases the load capacity was determined quantitatively and in other cases it was determined qualitatively. The potential reuses suggested in this report conform to the required load levels listing in Section 1203 of the Standard Building Code, which has been adopted by the City of Gainesville. Secondary consideration was given to parking availability, building shape and size and amenities such as service entrances, number of toilets, fire exits, central air conditioning and fire protection equipment. It should be pointed out that for some potential reuses, additional footings could be provided for the first floors of certain buildings which would substantially increase their load carrying capacity.

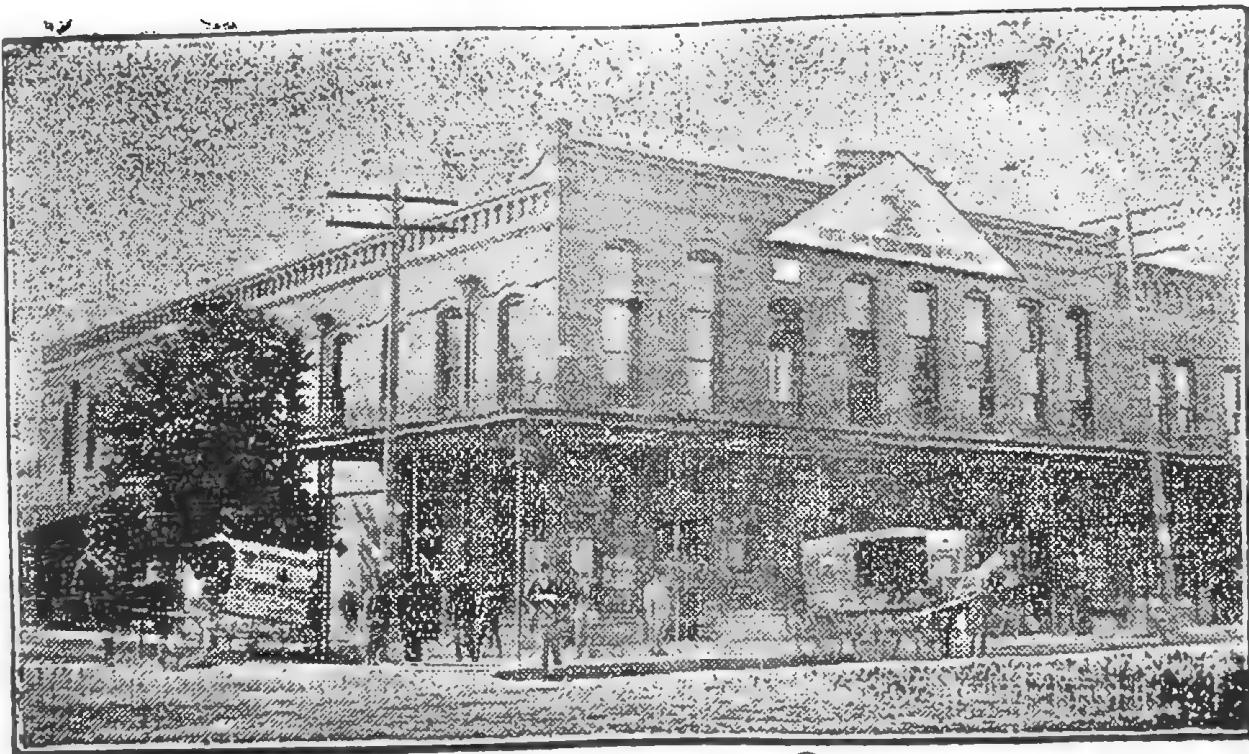


Southeast First Avenue at South Main Street looking east, 1905. From a copy in Gainesville Public Library.

## HISTORY OF BLOCK A

Block A appears on Hill's 1870 survey of Original Gainesville as Block 3, Range 2. The block was subdivided into four lots, running north to south, of sixty feet each. Its 1870 dimensions of 200' by 240' are the same today, and it is bounded by Southeast First Avenue, Southeast First Street, Southeast Second Avenue, and South Main Street (1).

Of the four blocks contained in this study, Block A has the greatest concentration of recognizably 19th century and very early 20th century structures. One of the first brick buildings in the city, the L.G. Dennis building was located on the western portion of 19 Southeast First Avenue. The Gainesville City Council met in its second floor rooms as did the East Florida Seminary classes, after a fire had destroyed the wood frame school building in 1883 (2). Roper Hall, the center for theatrical amusement, was in operation on the northeast corner of the block and the Oliver Hotel was situated, along the railroad tracks, on the southwest corner of the block (3). All of these buildings, including the brick building, burned in 1885, just one year after a fire had destroyed the blocks to the northeast and to the west of the public square (4). This block, on the south side of the public square in 1885, being one of the most important business blocks, was quickly rebuilt. Every structure fronting on the north side was constructed by 1892 (5), and exists today after a variety of alterations.



**Edwards' Opera House and Wine Room**

Southeast First Avenue at Southeast First Street,  
c.1898. From a copy in Gainesville Public Library  
(currently Cox's).

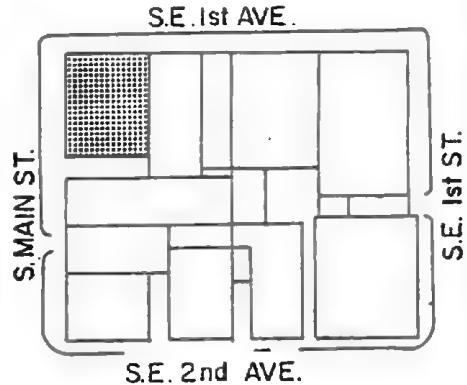




Scruggs, Carmichael

STATEMENT OF SIGNIFICANCE

This building, originally owned by Watson Porter, a Gainesville land attorney, first appears on the 1887 Sanborn Map. Representative of the two story brick commercial construction in late 19th century Gainesville, the Porter Building is distinguished by machicolated brick corbeling along the flat parapet and arched windows at the upper floor. Contributory.



Tax Number 14581-000-00

HISTORY

1 Southeast First Avenue appears on the 1887 Sanborn Map as a two story brick building. It was called the Porter Block, after Watson Porter, an attorney and partner of Louis A. Barnes.(6). The two stores on the first floor were divided by a staircase leading to the second floor which has always been in use as professional offices, except for a short occupancy by the Alachua Pool Parlor at the turn of the century.(7). H. M. Chitty & Co., a men's clothing store, occupied the west side of the first floor from 1902 until the 1970's, excepting a short interval during the late 1920's.(8). The first floor east changed use more frequently; it was a dry goods store (1903), a bowling alley (1905), a restaurant (1908-1915), a millinery store (1922-1928), and, for a long time, Fold's Hardware Store.(9)

The building was sold to Joseph J. Haymans, who would become the largest single owner of timberland in the state and the president of the Florida National Bank (Gainesville).(10). The Haymans Estate sold the building to Charles Woodbridge, who had purchased the Commercial Hotel in 1924.(11). Today, the law firm, Scruggs, Carmichael, Long, Tomlison, Roscow, Pridgeon, Helping & Young, occupy the entire building, after having used the second floor offices for many years.(12).

ARCHITECTURAL DESCRIPTION

Representative of the two story brick commercial construction in Gainesville in the late nineteenth century, the Porter Block is distinguished by machicolated corbelings with crosses along its flat parapet. The central arched window, marked with a gilded law office sign, is flanked by four segmental arched windows on each side of the facade's second level. An early photograph (c. 1905) shows a central pediment, arched with corner piers, and an iron balcony with pierced balustrade, supported on iron posts with ornamental bases; the west elevation was painted to incorporate a sign for the gentlemen's clothing store. The central stair, enclosed by brick walls, occupies the same position as the street access stair illustrated on the 1887 Sanborn Insurance Map,

although subsequent Sanborn Maps are inconsistent in the location of the central walls. Each of the two recessed front entrys were flanked by show windows and slender pilasters.

The original red brick finish and fenestration are preserved on the second level. The glass brick infill, modern sash, and simulated brick arches of the entry are additions which could readily be replaced by more compatible treatments. The interior spaces have been renovated and the building is in active use.

#### PRESENT CONDITION

This building had a major first floor renovation and face lift in 1974, and is currently undergoing interior renovations for the second floor law offices. The building is structurally sound, although there is a 2-1/2" differential on the second level from the interior to exterior masonry load bearing walls. The building has a central HVAC system and sufficient plumbing and electrical service for its current use. The exterior is in satisfactory condition, except for the deteriorated stucco on the west wall.

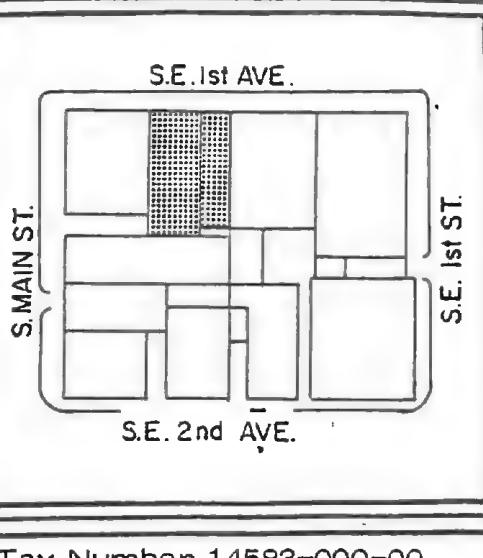


Vacant

#### STATEMENT OF SIGNIFICANCE

Louis A. Barnes, a successful land attorney and register of the United States Land Office built this building in c.1888. It appears for the first time on the 1892 Sanborn Map. This example of a single story brick commercial building comprises three shop bays with machicolated corbeling across the flat parapet. Contributory.

7, 9, 11 Southeast First Ave.



Tax Number 14583-000-00  
14585-000-00

#### HISTORY

Numbers 7, 9, and 11 Southeast First Street form the L.A. Barnes building, which appears for the first time on the 1892 Sanborn Map. Louis A. Barnes, who was famous for his orange tree cultivation and as the United States Land Office Register, owned another brick building, one of only four in town, before 1884. The older building is referred to by Carl Webber in his book, Eden of the South, and is listed as an address of the New York Clothing Store in the same publication (28). The 1884 Sanborn Map shows no brick building at this location, but two notices in the Gainesville Daily Sun identify the more modern Barnes building. The August 30, 1888 edition of the Daily Sun stated that "a brick sidewalk would soon be constructed between Burnetts and the Barnes Block (building) on the south side of the public square." Smith & Graham Shoe Store placed an advertisement in the February 2, 1893 Daily Sun listing the store's address as the "Barnes Block (building), South Side of the Public Square". Probably built in late 1887, the building was divided into three stores which served grocers, barbers, and clothing dealers during the first quarter of this century (29). By 1928 numbers 7 and 9 had been combined for the Smith and Hooper Department Store (30), and in the late 1930's the Variety Store moved into the space from its previous location at 109 South Main Street (31). In the same year, Dolores Beauty Salon moved to number 11 (32). Both stores occupied these locations until the 1970's.

#### ARCHITECTURAL DESCRIPTION

The basic form of this single story brick commercial building remains today much as it was depicted in the 1892 Sanborn Map and in an early photograph of the block (c. 1905), which showed it to be comprised of three bays housing a clothing store, a grocery, and in the smaller east bay, a barber shop. The show windows at the entry were of muntined sash on panelled base. The iron canopy with pierced balustrade extending from the Porter Block to the west, have disappeared, but the machicolated corbeling of the flat parapet is still visible beneath the stucco.

PRESENT CONDITION - 7 Southeast First Ave.

This building is currently used for storage and appears structurally sound. The interior is well lighted with interior skylights which incorporate a feature to provide natural ventilation. The rear of the building is an addition and now joins with the interior of 109 South Main, also a storage space. A moderate amount of renovation would be required to bring this building into standard condition. Several of the front display windows are broken.

PRESENT CONDITION - 11 Southeast First Ave.

This building is in delapidated condition in general. The load bearing walls on the east and west have been stripped of their finishes; there are some settlement cracks on the north end. All the flooring and floor joists have been removed. The ceiling and about 80% of the ceiling joists have been removed. Parts of the roof deck and roof joists have been replaced. The roof leaks extensively and needs to be replaced. There is no plumbing, electric or air conditioning. There is no service entrance. The front exterior facade needs remodeling.



### Cox's Furniture and Cox's Carpet Gallery

#### STATEMENT OF SIGNIFICANCE

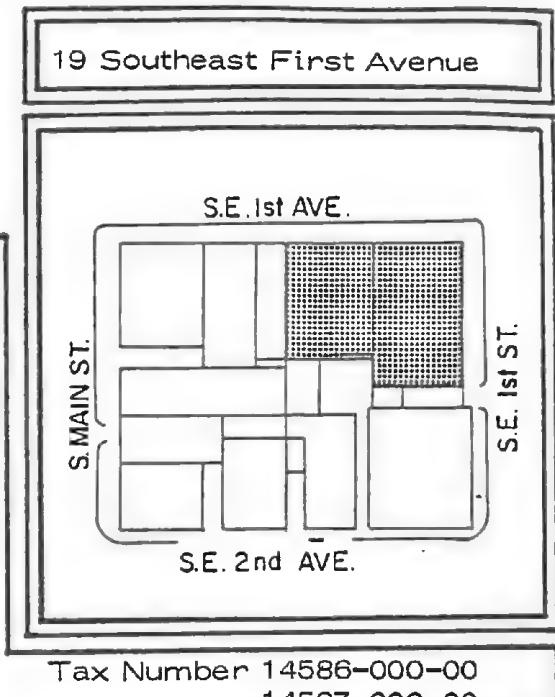
Under construction in 1887, this building, first as Edwards Opera House and, later, as the Baird Theatre, was the center for legitimate stage, opera and music productions through the 1920's. Although the building was raised from two stories to three stories in 1906, the original parapet lines and fenestration remain. Seven heavy timber trusses support the standing seam mansard roof, unique in downtown Gainesville. In 1939 Sanford Goin, Architect, specified steel framing for this building which stands as an excellent example of compatible renovation and adaptive reuse. Significant.

Part of Edwards Opera Block, which was built in 1887, the Old Baird Building housed Van Sickles, an early Gainesville photography studio, and a variety of stores. The machicolated corbeling of the brick parapet was covered in a post World War II remodelling of this two story brick building.

#### HISTORY

Today Cox's Furniture Store and Cox's Carpet Gallery are located at 19 Southeast First Avenue. Ruddy's Department Store had occupied the carpet gallery location from the 1930's through the 1960's, which was listed as No. 15 Southeast First Avenue. This street address, however, was discontinued after 1973 when Cox's leased the space. Before Ruddy's located on the south side of the public square, the building had been known as the Baird Office Building to distinguish it from the New Baird Theatre, which now houses Cox's Furniture Store. Both locations were built by the same man, J. F. Edwards, at the same time in 1887(13). Edwards Opera Building, as it was originally named, comprised seven stores on the first floor, five of which faced the public square and two which opened onto Southeast First Street directly behind the opera house itself (14). The second floor of the two western stores, which would become Cox's Carpet Gallery, held a photographer's studio, and above the eastern three stores was the opera house itself, which was reached by a staircase opening onto Southeast First Street (15). E. Baird bought the building in 1906 from Mrs. J. F. Edwards, who was at the time the proprietress of the Ocala Opera House, and made the first major structural change by adding one and a half stories to the opera house section (16). Baird installed a balcony in the new space, increasing the seating capacity to 1000(17). The New Baird Theatre remained the town's and the recently established University of Florida's center for legitimate stage, opera and music productions through the early 1920's. The advent of the motion picture, the subsequent collapse of the touring company tradition, and the construction

19 Southeast First Avenue



Tax Number 14586-000-00  
14587-000-00

of Memorial Auditorium on the university campus brought hard times to the theatre. It was leased in 1925 as a motion picture house, but closed shortly after the new Florida Theatre, now the Great Southern Music Hall, opened on West University Avenue in 1928 (18).

The 1938 fire, which destroyed Cox's furniture store facing the west side of the public square, brought the second major structural change in the building. The extensive alteration, converting the theatre and the first floor stores into Cox's, was designed by Sanford Goin, AIA, in 1939. The store remains at the location today (19).

The three stores, which had existed before Cox's altered the theatre's first floor, served a variety of functions over their fifty-two year existence. A saloon had long provided for the theatre goers on the northeast corner (20). When the town went dry in 1904, J.W. McCollum & Company, a drug store, took over the location and remained until 1939 (21). The other two stores were popular groceries until the end of World War I when clothing stores and a bakery moved in (22). Nick Damato, still in business at another location, opened a tailor shop in the center store in the early 1920's (23).

When Cox's moved to this location, they purchased only the opera house section, leaving the Baird Building Office to the west (24). The two stores on the first floor of this section of the building followed much the same pattern as the stores to the east, grocery stores becoming clothing stores. The second floor remained a photographer's studio, Van Sickles, through the late 1920's, when it was joined by the Moose Lodge Room (25). Ruddy's Department Store leased both floors in 1936 and remained on the location, altering the facade in the 1940's until 1968 (26). The building was sold, leased to Land O'Fabrics, and later was leased to Cox's for the G. Dale gallery and Cox's Carpet Gallery (27).

#### ARCHITECTURAL DESCRIPTION

Although the facade of the Baird Office Building sustained a major alteration after World War II, the original fabric is discernible at the second level of the west elevation. A c. 1892 photograph of the block illustrated the machicolated corbeling with circle accents along the flat parapet; a central pediment was flanked by semicircular brackets. The cornice projected one course beyond the facade, forming a continuous arcade over the central arched window and the two pairs of arched windows to each side; a central entry provides street access. Prominent features of the early photograph were an octagonal cupola and iron canopy which extended across the block.

The adjacent three story structure originally known as the New Baird Theatre had been characterized by a flat, bracketed parapet along the east elevation and a higher, corbeled parapet with central pediment on the facade. In the first decade of the twentieth century, a mansard roofed third level was added to provide a balcony on the 1887 opera house. However, the original lines remain as belt courses in the dark brick three-story structure; the fenestration further reflected the height of the original facade, preserving the tall triple sash windows of the second level. A continuous arcaded course paralleled the segmental arches of the facade windows and, on the east elevation, lowered to coincide with the arched double-hung sash. On the street level, successively occupied by wine room and shops, segmental arches were used over the openings along the east side together with transom lights over show windows on the facade.

Provisions for fire hazards were considered from the time of the original construction, when the 1887 Sanborn Map noted the new building was "to have cistern over stage holding about 20 BBLS. (sic.) with pipes for flooding stage." Early photographs indicate a fire escape leading from the second floor opera house to the lower level canopy of the facade.

Seven remarkably heavy wood trusses support the standing seam terne plate roof. The mansard roof terminates as a gambrel roof at the south where secondary roof structures project, to accommodate the stage scenery loft. Later a 25 h.p. ten foot attic fan and Otis freight elevator were added. In 1939, Architect Sanford Goin designed a structural steel frame within the confines of the exterior masonry walls to adapt the theater into use as a retail furniture store. This compatible renovation contributes significantly to the character of the area.

#### PRESENT CONDITION

This building underwent extensive remodelling in 1939-40 and is presently in excellent condition. The interior meets code standards and is well equipped with current HVAC, plumbing and electrical. The large attic fan on the fourth level would facilitate natural ventilation if the transoms could be opened at the first floor. The original exterior masonry has been tastefully painted and is in good condition.

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112-116 Southeast First St.

### Lillian's Music Store & Mike's Bookstore

#### STATEMENT OF SIGNIFICANCE

Built by E. Baird, founder of Baird Hardware Company, in 1911, this building has served commercial purposes by providing retail stores on the first floor and offices on the second floor. For a short time in the 1920s, the north first floor was connected to other buildings on the block as part of the Gainesville Chevrolet Sales Company. An excellent example of commercial construction in early 20th century Gainesville, this two story, tan Campville brick building has retained original fabric, rectilinear detailing, interior pressed metal ceilings, and operable skylights. Significant.

S.E. 1st AVE.

S. MAIN ST.

S.E. 1st ST.

S.E. 2nd AVE.

Tax Number 14586-000-00

#### HISTORY

E. Baird built this building using the finest Campville brick, at 112-116 Southeast First Street in 1911 (54). He demolished an earlier store, of the Edwards Block, and this building appears for the first time on the 1913 Sanborn Map. The second floor of the New Baird Building, as it was called, has always been used as office space. The north first floor space became the Gainesville Buick Sales Center in the early 1920's and the Gainesville Chevrolet Company showroom by 1928 (55). Automotive use gave way to retail use in the 1930's and Jim Hope Electric Company occupied the space. Later, it was leased to Lillian's Music Store and, following the sale of the building, a popular bar of the same name was opened (56). The south side first floor store has had a variety of uses but has been occupied by Mike's Book Store and Tobacco Shop since 1939, when the great fire drove Mike's from the west side of the public square (57).

#### ARCHITECTURAL DESCRIPTION

An excellent example of commercial construction in Gainesville in the early twentieth century, this two story tan brick building retains its original fabric, detail, character and configuration of its interior spaces. The central stair provides street access to the second floor where two operable skylights furnish light and ventilation for the perimeter offices. The interior offices borrow light (from the skylights) into inner offices. The popular bookstore and bar which occupy the two sections of the lower floor have preserved the patterned pressed metal ceilings which are ornamented with floral forms, decorative coves and fan/light plates. The rectilinear exterior detail is expressed in the brick coursing of the flat parapet, flat arch and keystone fenestration, and ventilators. This well maintained building in an excellent state of repair contributes significantly to the character of the area.

## PRESENT CONDITION

The condition of this building is excellent, on both the interior and exterior. Mike's Bookstore has three window air conditioning units and only one toilet, which would be a problem for any reuse plan. Lillians' is equipped with central air conditioning and two toilets. The upstairs offices have recently been remodeled and are serviced by two restrooms and window units. Although there are two stairway exits, neither is a current standard fire exit. The exterior facade consisting of brick, painted brick and wood trim and marble veneer is in standard, well maintained condition.



12 Southeast Second Avenue

### The Sovereign Restaurant

#### STATEMENT OF SIGNIFICANCE

Built by E. Baird in 1910 as a garage, this building has become a prime example of adaptive conservation in Gainesville when it was converted to house the Sovereign Restaurant. An excellent example of an early 20th century automobile garage, this yellow Campville brick structure features an arched carriage entry centered below a raised center parapet. Significant.

S.E. 1st AVE.

S. MAIN ST.

S.E. 1st ST.

S.E. 2nd AVE.

Tax Number 14586-000-00

#### HISTORY

12 Southeast Second Avenue appears on the 1913 Sanborn Map for the first time. The original garage was built by E. Baird and leased to Cook Auto Company in 1910 (58). Linked with the Gainesville Chevrolet Company in the late 1920's, the building, unlinked in the 1930's, continued to serve as a parking garage until the early 1970's when it was transformed into the Sovereign Restaurant, which it remains today (59).

#### ARCHITECTURAL DESCRIPTION

An arched carriage entry with star braced wood door acknowledges the original use of this yellow brick structure, listed as Gibson's Garage on the 1922 Sanborn Map. Flanking each side of the carriage entry and raised center parapet is a pair of segmented arched openings set in a blind arch. Access to the nostalgic restaurant, whose interior is dominated by exposed Howe trusses, is now through an ornamental iron gate and covered alley. A brick paved rear courtyard attracts patrons in agreeable weather. This fine example of adaptive reuse of a garage to a restaurant is contributory to the significance of the area..

#### PRESENT CONDITION

This building is in excellent condition. It is equipped with sufficient plumbing, central HVAC, and electrical for any commercial use. It also has a relatively new commercial kitchen with a side service entrance. Service trucks must temporarily park on the sidewalk while unloading. The exterior brick and windows are in standard condition.

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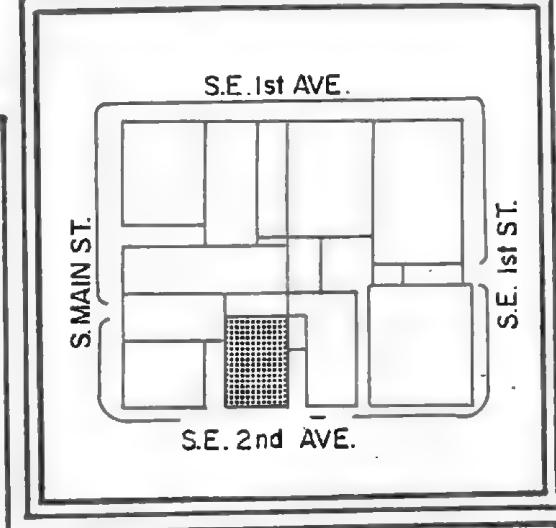


Garage

#### STATEMENT OF SIGNIFICANCE

This building first appears on the 1913 Sanborn Map; an example of an early 20th century automobile garage, the structure features three piers, rusticated at the base and ornamented with a rectilinear geometric design at the cap; the brick piers define the two entrance bays. Contributory.

Southeast Second Avenue



Tax Number 14584-000-00

#### HISTORY

Fowler's Garage first appeared on the 1913 Sanborn Map. The 1922 Sanborn Map shows it connected with Todd's Garage. Both buildings became part of a complex developed for the Gainesville Chevrolet Company. Today, Fowler's Garage is used by the Happy Hours Pool Hall for offstreet parking.

#### ARCHITECTURAL DESCRIPTION

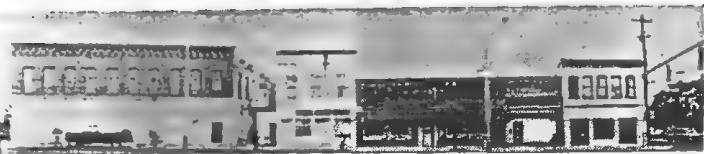
Designated as Fowler's Garage on the 1922 Sanborn Map, this single story painted brick structure continues to serve the automobile, currently as a parking garage. Three piers, rusticated at the base and embellished at the cap with a rectilinear design, separate the two entrance bays. Exposed trusses bear on walls of red sand brick, which shows signs of erosion and cracking.

#### PRESENT CONDITION

The Happy Hours Pool Hall has parking in an old garage building facing on Southeast Second Avenue. This building is in a deteriorated to delapidated condition. The exterior brick is soft and has severely eroded. The windows have wood lintels which have sagged causing the masonry above to crack. There are also cracks below the windows. The center pilaster on the south side leans inward several inches and has been buttressed with reinforced concrete.

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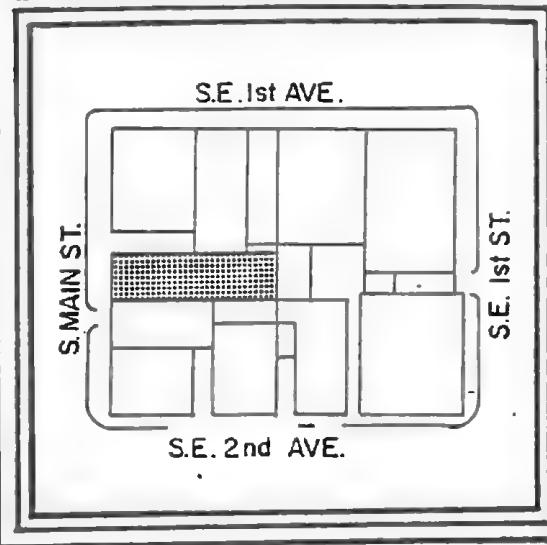


Vacant

#### STATEMENT OF SIGNIFICANCE

Built to provide storage for 1 Southeast First Avenue and additional office/retail space, this building housed the Gainesville Daily Sun newspaper from the early 1900's to 1926. The United States Tung Oil Laboratory was housed in this building throughout the 1930's and 1940's. Completed by 1887, the two story brick building extended in depth to the center of the block. The facade is characterized by segmental arched windows and corbeled brick parapet. Contributory.

109 South Main Street



Tax Number 14582-000-00

#### HISTORY

109 South Main Street appears on the 1897 Sanborn Map and was part of the Porter Block (42). An outside staircase linked the second floor of 1 Southeast First Street to this building over an alley which led to a central open space in the block, which is now in use as the Sovereign Restaurant patio (43). The second floor of 109 housed the early Gainesville printing establishment by 1903, when the space was occupied by Burtz Printing and the Gainesville Daily Sun (44). Burtz would bring out his first Gainesville City Directory in 1905 and continue to publish the directory until World War I (45). The Daily Sun was published at this location until 1926, when the paper moved to its new building east of the old Post Office where it is located today (46). H.H. McCreary published the paper from the late 1880's until 1917, when he sold the paper to the Pepper Printing Company (47). The first floor of the building, which fronts on South Main Street, was divided with a store on the street and warehousing to the rear for the stores occupying the first floor of 1 Southeast First Avenue (48).

The building was included in the Porter Block sale to J.J. Haymans in 1906, when it became the Haymans Building, and it was part of the Haymans Block sale to Charles Woodbridge in 1934, when it became the Woodbridge Building (49). After the Daily Sun moved out, the second floor housed the USDA Tung Oil Laboratory and L. Cramer Swords art studio (50). The first floor front became Beverly's Cafeteria in the late 1920's and continued to be used through the 1950's (51). The Variety Store and Dolore's Beauty Salon were located in this building before moving to the south side of the public square in 1939 (52). The building is now linked with number 7-9 Southeast First Avenue and served as a storage area for the Variety Store (53). In recent years the building has been mostly vacant.

#### ARCHITECTURAL DESCRIPTION

Built by 1897, this two story brick building extended in depth to the center of the block and formed the southwest border of an alley which provided access through the block from Main to First Street. By 1928, a shed addition had reduced the alley and replaced a bridge linking the Porter Block to the north. Early segmental arched windows with casement sash

are preserved within the shed addition. A discrepancy in the fenestration designated on the 1897 and 1909 Sanborn Maps occurs for the north and south elevations. Early mechanical equipment, noted on the Sanborns included photographic lights and electric motors for printing. The facade of this long vacant building is heavily stuccoed; the flat parapet is corbeled with a canted brick belt.

#### PRESENT CONDITION

This building is deteriorating on the first floor and delapidated on the second. A small, one story wood frame shed on the north side of the building has protected the north brick wall and windows, so they are in good condition. The second floor has broken and missing windows. No plumbing is available presently, however the building is outfitted with a sprinkler system. The exterior rough finish stucco is dirty and in deteriorating condition. There is an interior partition between this building and 7 Southeast First Avenue.



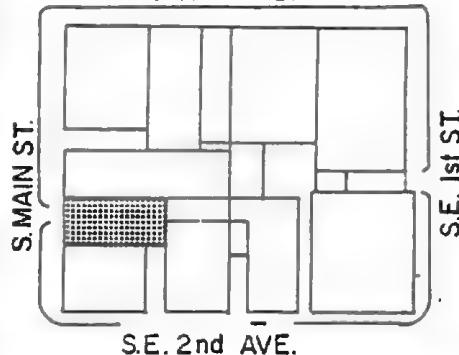
### Happy Hour Billiards

#### STATEMENT OF SIGNIFICANCE

This building appears on the 1913 Sanborn Map, designated as a garage. By 1928 it was linked to the east with Fowler's and Gibson's Garages and the New Baird Building, in use as the Chevrolet Sales and Show Room. The present facade consists of show windows and a varied, dark brick flat parapet.

111 South Main Street

S.E. 1st AVE.



Tax Number 14584-000-00

#### HISTORY

A large masonry two story barn appears at this location on the 1897 Sanborn Map. The building is listed as vacant on the 1903 Sanborn Map, but the 1908 City Directory lists the space as occupied by H.J. Demsey's furniture store and cabinet shop. Demsey moved to Southeast First Street before 1912 when the building was demolished and replaced by a garage. The 1913 Sanborn map shows a garage but the 1913 City Directory does not list the address. The 1922 City Directory, however, lists Todd's Garage at the location and the 1922 Sanborn Map shows the building connected to Fowler's garage, which first appeared on the 1913 Sanborn Map. Both buildings became part of a complex developed for the Gainesville Chevrolet Company (39). The link which had joined the two buildings was continued to 12 Southeast Second Avenue and into 224-228 Southeast First Street, the Chevrolet showroom. When the company moved to new quarters in the early 1930's, number 111 was left vacant. By 1934 the garage was divided into two spaces and the first in a long succession of pool halls occupied the north side, Cypress Inn Billiards (40). Melton Motors, Inc. leased the south side. The space was reassembled in 1950 for Johnson Brothers, Inc., a feed store, and in 1958 Stud's Pool Hall took over, to be followed by the Happy Hour Pool Hall which occupies the space today, and uses Fowler's garage for offstreet parking (41).

#### ARCHITECTURAL DESCRIPTION

In 1922, this single story brick structure appears on the Sanborn Maps as a garage with "cement floor". By 1928, it is linked to the east with the former Fowler's and Gibson's Garages and the New Baird Building as the Chevrolet Sales, Service and Show Room complex, which then occupied nearly half the block. The facade consists of show windows, varied dark brick and a flat parapet with recessed panels and concrete corner squares.

### PRESENT CONDITION

The Happy Hour Pool Hall building is in satisfactory condition on both the interior and exterior. The floor is concrete and the front facade is glass picture windows with steel pipe column supports. There are two restrooms and a small concession facility. The exterior brick is in satisfactory condition. The building has a leak in the southwest corner; the ceiling is coming off. In general, the interior could use a refreshing paint job.



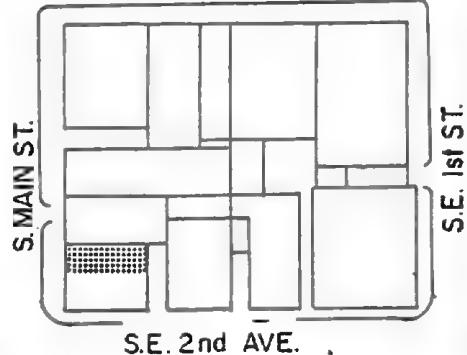
Florida Black Voice

#### STATEMENT OF SIGNIFICANCE

This single story, one bay building first appears on the 1887 Sanborn Map, designated as a meat market. The belt courses and recessed panels of the flat brick parapet are now covered by stucco.

113 South Main Street

S.E. 1st AVE.



Tax Number 14584-000-00

#### HISTORY

Number 113 South Main Street, a one story building, first appears on the 1887 Sanborn Map. It has served as a meat market, a cigar factory, a tin shop, a tailor shop, a welding shop, a retail store, and a printing shop, The Wayside Press (37). From 1950 through 1958 Johnson Brothers, Inc., a feed store, occupied this building, as well as number 111 to the north (38). Since 1958 the building has served as professional office space.

#### ARCHITECTURAL DESCRIPTION

Designated as a shop on the Sanborn Maps since 1887, this one story, single bay brick structure has been severely altered at the entry. The belt courses and recessed panels of the flat parapet are stuccoed.

#### PRESENT CONDITION

This one story building is in standard condition. The interior is very dark because the front display window has been boarded over with siding. The only window is in the restroom.

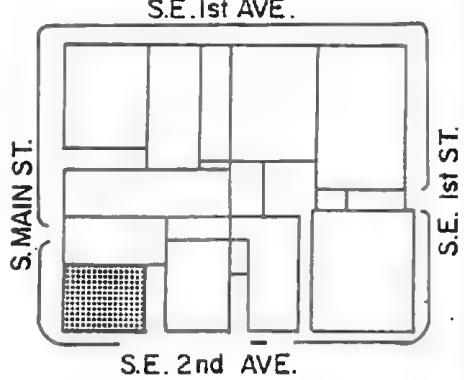
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### Blake's Welding

#### STATEMENT OF SIGNIFICANCE

Fronting on South Main Street and the Savannah, Florida and Western railroad tracks, this building is a typical small Gainesville hotel of the 19th century, catering to short term transients. Built by 1887, the two story brick building exhibits segmental arched windows on the upper level and corbeled parapet. Contributory.



Tax Numbers 14584-000-00

#### HISTORY

Numbers 115-117 South Main Street first appear on the 1887 Sanborn Map. The two story brick structure housed a restaurant on the first floor and, by 1892, the entire building had become the Samaritan Hotel, which it remained until 1904 (33). In 1905 G.A. Perrett, a plumber, lists the address as his place of business. By 1909 the first floor had been divided into a Chinese laundry on the north and a vacant store on the south (34). Later, G.W. Marble & Co., gunsmiths, moved into the southside (35). The first floor was reunited for Wilson Brothers, dealing in automobile accessories, but was redivided before 1927 when Luther Blake took over the southern store, number 117 (36). Luther Blake still occupies the location. Number 115 held Wesson's tin shop in the early 1930's, after which it housed professional offices, as it does today.

#### ARCHITECTURAL DESCRIPTION

Built by 1887 on the site of the earlier Oliver Hotel, this two story brick building has served varied functions from restaurant and hotel to, beginning in the early 1920's, vulcanizing and welding. The facade of this single bay structure is pierced by five segmental arched windows at the second level. The entry level has been altered and the projecting form of the parapet is now obscured by thick stucco.

#### PRESENT CONDITION

This building shows signs of deterioration on both the interior and exterior. Since the ground floor is a concrete slab, and there is only one restroom on the first floor, considerable remodeling would be necessary for re-use. The operable garage door creates an excellent opportunity for natural light and ventilation. The exterior stucco is deteriorating and the painted trim is starting to crack.

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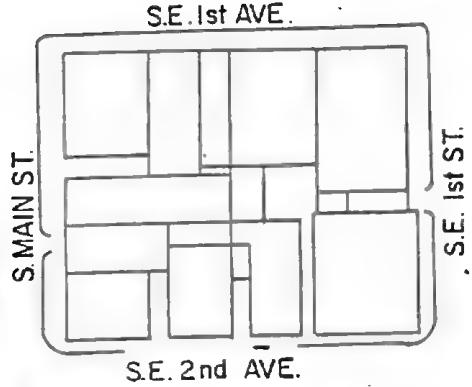
61. 62. 63. 64. 65. 66. 67. 68. 69. 70.

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SUMMARY OF  
BUILDING CONDITIONS  
BLOCK A



S = Standard \* |||  
DT = Deteriorating  
DL = Dilapidated |||

Condition of Non- Struc. Elements	S = Standard * DT= Deteriorating DL= Dilapidated
	<b>Interior walls</b>
	<b>Window frames</b>
	<b>Glazing</b>
	<b>Paint</b>
	<b>Stucco</b>
	<b>Tile</b>
	<b>Wood floor</b>

Structural Floor Load Capacity *	Calculated
Unknown	40 PSF
	50 PSF
	60 PSF
	75 PSF
	100 PSF
	120 PSF
	125 PSF
	150 PSF
	250 PSF
	Appears sound
	Appears unsound

\* Standard - buildings which appear completely sound or require minor protective maintenance

**Deteriorating** – buildings which are showing signs of neglect and require extensive rehabilitation but have preservation potential

Dilapidated = buildings in extremely poor condition

\*\* See chart . for potential uses due to physical loading capacity only , according to  
the Southern Standard Building Code .

BLOCK A											
1 S.E. 1st Ave. Scruggs, Carmichael											
7 S.E. 1st Ave. Vacant											
11 S.E. 1st Ave. Vacant											
19 S.E. 1st Ave. Cox's Furniture											
112 S.E. 1st St. Lillian's Music Store											
114 S.E. 1st St. Offices - upstairs											
116 S.E. 1st St. Mike's Bookstore											
12 S.E. 2nd Ave. Sovereign Restaurant											
109 S. Main St. Vacant											
111 S. Main St. Happy Hour Billiards											
113 S. Main St. Vacant											
115 S. Main St. Vacant											
117 S. Main St. Blake's Welding											

N=None O=Noticable F=Fair E=Extreme X=Excellent											
Condition of Struc. Support	Foundation differential settlement	O	N	O	N	N	N	N	N	N	N
	Permanent sag of floor joist	N	N	-	N	N	N	N	-	-	N
	Floor flexibility	N	N	-	N	N	N	N	N	-	N
Environmental Forces	Ext. traffic noise noticable in bldg.	N	N	N	N	N	N	N	F	N	N
	Equipped for natural ventilation	N	X	N	X	F	X	F	N	Z	N
	Useful natural light	F	X	F	F	X	F	Z	F	Z	X

Plumbing	Y = Yes N = No	No. restrooms	4	0	0	2	2	1	2	0	2	1	2	1
		Commercial kitchen facilities	N	N	N	N	N	N	N	Y	N	N	N	N
		Approved number fire exits	2	3+	1	2	2	2	1	1	1	2	1	3
		Sprinklers	N	Y	N	Y	N	N	N	N	Y	N	N	N
		Hose cabinet	N	N	N	Y	N	N	N	N	Y	N	N	N
Codes	Fire	1st floor	N	N	N	Y	N	-	N	N	N	N	N	Y
		Upper floors	N	-	-	N	-	-	-	-	N	-	N	-
		H.C. toilets	N	N	N	N	N	-	N	N	N	N	N	N
Service Capacity		Service entry for delivery - refuse removal	Y	N	N	Y	N	Y	N	Y	Y	Y	N	Y
Mechanical		Central A/C	Y	Y	N	Y	Y		Y		Y	Y		
		Window units	Y					Y	Y				Y	
		No A/C												Y

# PARKING VARIABLES

## BLOCK A

S.E. 1st AVE.

S.E. 1st ST.

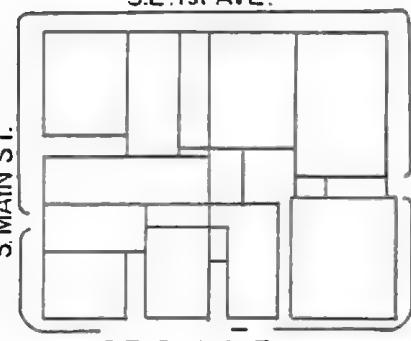
S.E. 2nd AVE.

TIME OF DAY DEMANDS	TIME SPAN AVAILABLE SPACES	PERCEIVED PARKING AVAILABILITY																					
		All Day	1-3 Hour	30-60 Minutes	0-30 Minutes	Daytime	Noon	Dinner	Evening	1 S.E. 1st Ave.	7 S.E. 1st Ave.	11 S.E. 1st Ave.	19 S.E. 1st Ave.	112 S.E. 1st St.	114 S.E. 1st St.	116 S.E. 1st St.	12 S.E. 2nd Ave.	109 S. Main St.	111 S. Main St.	113 S. Main St.	115 S. Main St.	117 S. Main St.	
Generous		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Moderate		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Limited		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
All Day		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
1-3 Hour		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
30-60 Minutes		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
0-30 Minutes		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Daytime		X		X		X		X		X		X		X		X		X		X		X	
Noon						X				X				X		X							
Dinner							X							X		X							
Evening								X						X		X							

# REHABILITATION POTENTIALS<sup>\*</sup>

## BLOCK A

S.E. 1st AVE.



MINIMUM: 40PSF

Apartments											
Hospital: ward & rooms											
Hotel: guest room & private corridors											
School class rooms											
Sunday school											

MINIMUM: 50PSF

Assembly place - fixed seat	X	X	X	X		X	X	X	X	X	X
Offices	X	X	X	X	X		X	X	X	X	X
Open parking decks											
Orchestra floor	X	X	X	X	X	X	X	X	X	X	X

MINIMUM: 60PSF

Balcony or gallery - fixed & movable seat											
Library reading room	X		X	X	X	X	X	X	X	X	X

MINIMUM: 75PSF

Light merchandise retail store	X	X	X	X	X	X	X	X	X	X	X
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MINIMUM: 100 PSF

Assembly - movable seats	X	X	X	X	X	X	X	X	X	X	X
Gymnasiums	X		X								
Manufacturing - light	X	X	X		X	X	X	X	X	X	X
Public room							X		X		X
Skating rink							X				
Light merchandise wholesale	X	X	X	X		X	X	X	X	X	X
Theater - public section			X								

MINIMUM: 120 PSF

Dance halls	X	X	X		X	X	X	X		X	
Garage & trucking space											X

MINIMUM: 125 PSF

Library stack room			X								X
Light storage		X				X		X	X		X

MINIMUM: 150PSF

Heavy manufacturing											
Theater stage floor									X		

MINIMUM: 250PSF

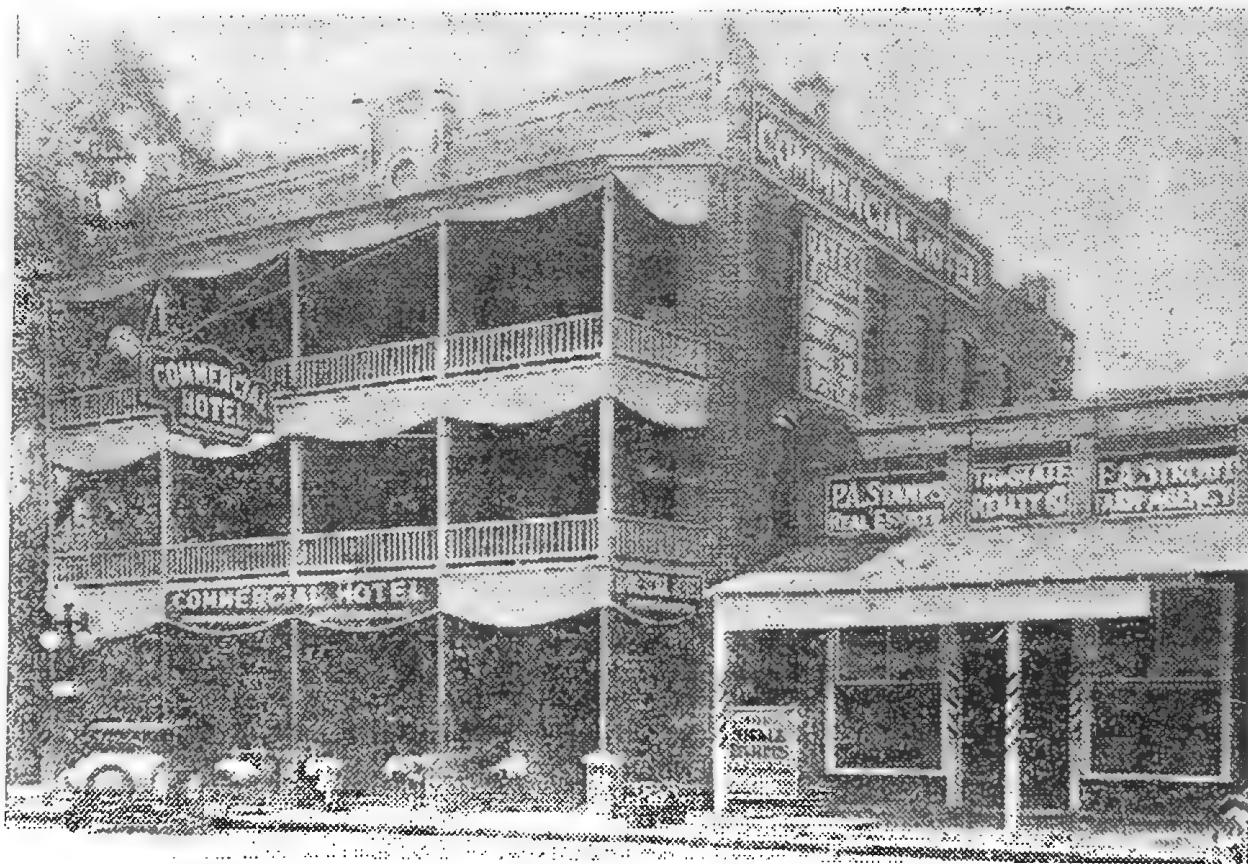
Storage - heavy								X			X
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\* Criteria for selecting building potentials are structural capacity, parking availability, building size and shape, and architectural amenities.

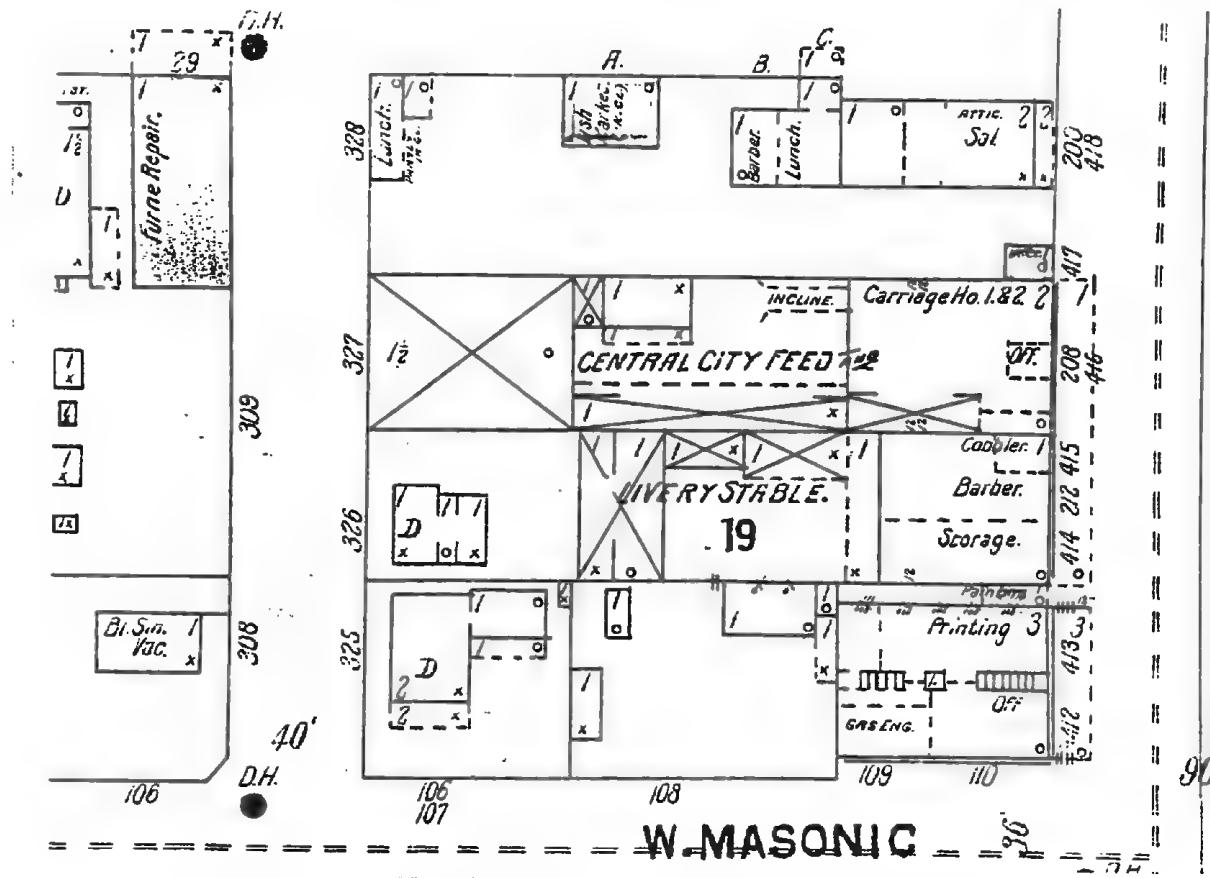
Note: Building potential list taken from the Southern Standard Building Code.

## HISTORY OF BLOCK B

Block B lies within Original Gainesville and is recorded as a 197-1/2' by 200' block, Block 2, Range 2, on Hill's 1870 survey of the city (60). The 1979 dimensions are identical; today, the following roads bound the area: South Main Street, Southwest Second Avenue, Southwest First Street and Southwest First Avenue. Only one 19th century structure remains, the Commercial Hotel. Stoner's 1884 bird's eye view details sparse development comprised of wood frame buildings and, in the northeast corner diagonal to the public square, S.B. Duke's saloon, which disappeared quickly when the city voted itself dry in 1904 (61).



The Commercial Hotel, 120 South Main Street, c.1930.  
From the Gainesville Sun Centennial Edition, May 2, 1954.



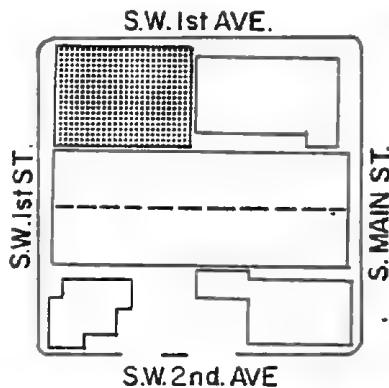
**Block B, Sanborn Map, 1903.**



Rice-Grose Hardware

#### STATEMENT OF SIGNIFICANCE

This address is listed in the 1905 City Directory as the location of J.F. Seagle's furniture store, two bicycle repair shops, and a drug store. Similar in plan to the adjacent structure to the east, this building appears on the 1909 Sanborn Map. Three pairs of beveled glass entry doors are set in the altered raked brick facade.



Tax Number 14577-000-00

#### HISTORY

While the building at 15 Southwest First Avenue has altered its facade, it first appears on the 1909 Sanborn Map and the 1905 City Directory lists the following uses for the four sections at 111, 113, 115, and 119 West Union Street: a furniture store, two bicycle repair shops, and a combination drug store and physicians' office. J.F. Seagle, who would use two-thirds of the building by 1913, was twenty-three years old and had just established his furniture business (73). The Seagle Furniture Store, (which also had a display store at 12 West University Avenue) remained at this location until 1936, two years after the owner's death (74). University Furniture Company absorbed this space (75). The western one-third of the building was used by McCormick and Howe, grocers, through the 1920's and 1930's (76). Jackson-Fiore Hardware Company used the space in 1950. Rice Hardware, in business in Gainesville since 1936 at 101 Southeast First Street, moved to the location in 1965, when the eastern portion of the building was vacated by University Furniture Company. Rice later expanded into the entire building (77).

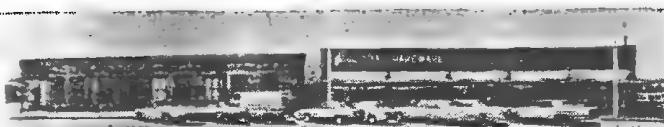
#### ARCHITECTURAL DESCRIPTION

Similar in plan to the adjacent Baugknight building, this single story yellow brick building evolved from the original five shops recorded in 1909 to a single retail space with wood columns. The facade was changed to varied wire-raked brick, but the three pairs of beveled glass entry doors are noteworthy.

#### PRESENT CONDITION

This building is in standard condition. The interior floors are sound and there is central air conditioning. The exterior east and west brick walls are original brick and the remodeled front facade is wire-raked hard burned brick with large storefront window glazing, all in good condition. The front canopy is badly dilapidated on the bottom side. The building has a good service entrance on the west side and is very well served with parking.

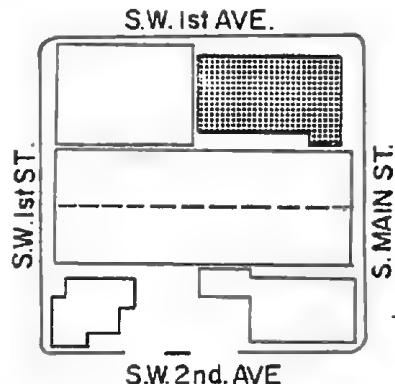




## Main Street

### STATEMENT OF SIGNIFICANCE

This address is listed in the 1905 City Directory as the location of four small retail operations and one physician's office. The building appears on the 1909 Sanborn Map for the first time. Built to house five shops, this single story, tan brick building is distinguished by machicolated corbeling and belt course, iron post supports at the corner entry, and operable sash in segmental arched windows. Significant.



Tax Number 14575-000-00

### HISTORY

Following Gainesville's decision to do without liquor sales, S.B. Duke's saloon was demolished and replaced by a one story brick building serving a variety of functions. The 1905 City Directory lists the uses for 101, 103, 105, 107 and 109 West Union Street: a clothing store, a feed store, a grocery store, a physician, and a restaurant. The 1913 Sanborn Map shows either extensive alterations or corrects previous measurements of the building made for the 1909 map. This is the first map on which the building appears. A variety of business ventures, all small, continue to use the building through the 1920's (70). University Furniture Company is listed for the first time in the 1938 City Directory. This company expanded, eliminating the interior walls, and establishing the building as one store (71). The space continued its service as a furniture store, under the name City Furniture, through the 1960's, but it was significantly rehabilitated in 1976/77 when it became the Main Street Cocktail Lounge, returning the site to its earliest known function (72).

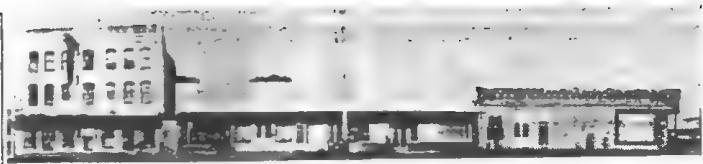
### ARCHITECTURAL DESCRIPTION

On the site of an earlier saloon, this one story, brown brick building was constructed to house five shops by 1905. Some discrepancies in the west alley dimension and in the fenestration designated for the south and west elevations occur between the 1909 and 1913 Sanborn Maps. Machicolated corbeling and belt coursing extend along the east and north parapet. Three iron posts support the structure at the corner entry; an arched double door provides a secondary entry to the south on the east elevation. The 2/2 light operable sash set in the segmental arched openings is noteworthy. The interior has been adapted as a bar and restaurant, and is in active use; however, sandblasting and improper repointing are causing rapid disintegration of the brick, and the need for resurfacing is imminent.

### PRESENT CONDITION

The interior of this building is in standard condition as it has been renovated in the last few years. It has sufficient restrooms, plumbing, electrical service and central air conditioning. The exterior brick and

mortar has been severely sandblasted and is deteriorating. The mortar joints were re-pointed in some places but the quality of the work is lacking. The windows are covered with painted plywood so there is no appreciable natural light. Drainage from the roof is hindered by vegetation growth in the downspouts.



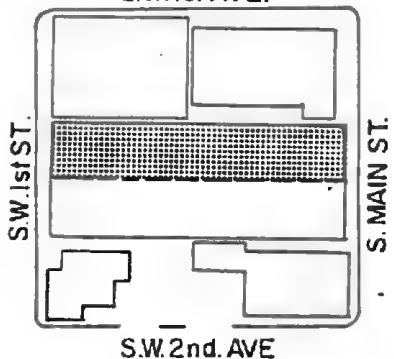
### Cobb's Auction

#### STATEMENT OF SIGNIFICANCE

The eastern section of this address was built for the McGriff Auto Company in c. 1925. The western section, built at the same time, functioned as a livery. Later, the two sections were combined into the B&G Garage, which was converted in 1948/49 for the Western Auto Store. In the brick structure to the west, the gabled monitor roof terminates in a stepped brick parapet to the west and a timber framed end wall to the east, connecting with the truss roofed eastern section.

108 South Main Street

S.W. 1st AVE.



Tax Number 14576-000-00

#### HISTORY

108 South Main Street was dedicated to transportation from the early 1890's through the mid-1970's. The extant building was built for the McGriff Auto Company in 1925. Before 1925, a two story carriage house occupied the site and was built by E.C. Pound in 1892 (80). The brick carriage house shows as part of the Central City Feed and Livery on both the 1897 and 1903 Sanborn Maps, and D.G. Edwards, a liveryman, is listed by the 1905 City Directory as in business at the same address. The large wood frame stables behind the carriage house, extending to Southwest First Street, underwent numerous alterations through the years, but the automobile's influence on the livery business shows by 1909, when the building was used for storage (81). The 1913 and 1922 Sanborn Maps, however, list feed and livery as the building's function and the 1922 City Directory lists the address as Abraham Berlein's sale stable. Both the carriage house and the livery were demolished.

McGriff Auto Company moved into the one story masonry structure. A separate masonry livery was built to the west (82). Both buildings appear on the 1928 Sanborn map. Later, the buildings were joined into the B & G Garage and, in 1948, underwent conversion for use as the Western Auto Store (83). Western Auto vacated these mid-1920's buildings in 1976 (84).

#### ARCHITECTURAL DESCRIPTION

A livery has occupied this site, cutting through the block from Main Street to S.W. First Street, since the beginning of the century; however, replacement and major alteration of the actual buildings has been a continuous process. The gable monitor roof of the west structure terminates at a fire charred heavy timber gable end about 125 feet east of the stepped parapet facade on S.W. First Street; the exposed wood trusses stand on brick bearing walls. Lighter wood trusses frame the roof of the east structure; the east facade has been altered. The open spanned spaces of both sections produce areas of large square footage.

### PRESENT CONDITION

This building extends all the way through the block from South Main to Southwest First Street. Most recently, the eastern portion has been used for retail functions and the western portion for warehouse. The retail area has air conditioning with unattractive exposed ductwork. The western portion of the building has a sheet metal roof with no insulation. The building, which is basically in standard condition, has not been adequately maintained in the past several years.

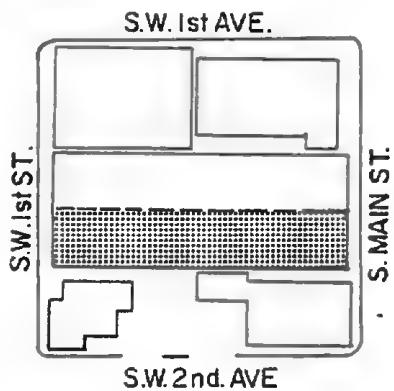


110-114 South Main Street

Ray Cauthen's Barber Shop, G.R.I.T.S. Inc.

#### STATEMENT OF SIGNIFICANCE

This building first appears on the 1909 Sanborn Map and has undergone numerous subdivisions, which stabilized in the late 1920s as three bays. Wood framed shop windows remain in the altered facade of the east section; a modern warehouse connects to the west.



Tax Number 14576-000-00

#### HISTORY

The first masonry building on this site was under construction in 1887 and, by 1892, was owned by E.C. Pound, who was building the structure to the north (85). The building was subdivided into two stores, with a shoe repair shop occupying a small section of the north store with an opening onto Main Street (86). In 1908 this building was either demolished or radically altered, as the 1909 Sanborn Map shows a much larger masonry structure occupied by a single furniture store (87). The furniture store was short lived, for in 1913 the space was occupied by a garage; the Pepper Printing Company moved into the space in 1920 (88). Having completed a new building east of the old Post Office, Pepper Printing Company vacated the space which was taken by the Hudson-Essex Auto Sales Company. Once again the building was subdivided; the southern portion was used by Donaldson & Garrett, barbers (89). When the Hudson-Essex Auto Company vacated the north portion of the building, it was subdivided, and 112 South Main Street became the Standard Fertilizer Office, a Baird family enterprise which dated from the late 19th century (90). The Standard Fertilizer Company remained in the location through the 1960's, along with various stores at 110 and 114 South Main Street (91).

#### ARCHITECTURAL DESCRIPTION

The east section of this brick building appears as an auto repair business on the 1928 Sanborn Map, with an empty lot to the west where a concrete brick warehouse now stands. A c. 1930's photograph shows a panelled brick parapet, now altered, and 2/1 light show windows flanking the central entry. Wood window and transom framings are the only visible remnants of the past on this site.

#### PRESENT CONDITION

This building extends through the block from South Main to Southwest First Street. There are three divisions in the building. The eastmost section facing on South Main is divided into three small shops which may be described as standard with some areas deteriorating and obsolete. This eastmost area has a wooden floor. The center section of the building is vacant. The once wooden floor has been removed leaving exposed brick

footings. The west section of the building is the newest. It has a concrete floor which is in good condition. The roof structure is exposed trusses with sheet metal roofing (no insulation). The roof is leaking in several places. This building shares a load bearing wall with the building to the north.



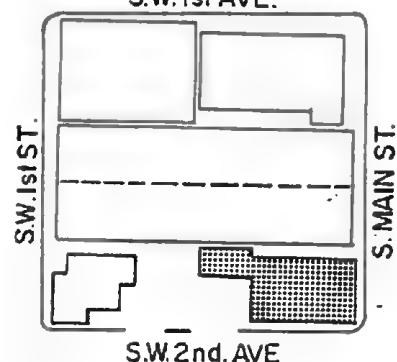
### Commercial Hotel (vacant)

#### STATEMENT OF SIGNIFICANCE

The Commercial Hotel was in operation by 1887, the first year it appears on the Sanborn Map. Although it housed the Hill Printing Company and, later the Pepper Printing Company from c. 1900 to 1920, it has functioned as a hotel at other times. The oldest extant hotel building in the city and one of the few structures to have preserved notable facade detail, the building features a trapezoidal pediment with arch and circle inset, cast segmental arches with ancone lintels, double entry doors flanking a single entry to the central stairs, oversized street level windows with operable semi-circular transoms. Significant.

120 South Main Street

S.W. 1st AVE.



Tax Number 14580-000-00

#### HISTORY

The Commercial Hotel first appears, under the name Alachua Hotel, on the 1887 Sanborn Map, the first map prepared for this block. The hotel's location took advantage of the rapidly developing railroad facilities in the city, specifically the tracks of the Savannah, Florida and Western Railroad Company, which ran down the center of Main Street directly in front of the building (62). When the Varnum and Arlington Hotels burned down in 1884, the hotel must have become a feasible investment, as the expanding operations of the H. F. Dutton Company, truck farming, and U. S. Land Office substantially increased travel to the city (63). The hotel was renamed White's by 1892 and underwent an interior renovation, which is detailed on the 1897 Sanborn Map (64). The building was purchased by Hill Printing Company shortly after the turn of the century and converted into a printing shop (65). Hill Printing Company, in turn, was sold to W.M. Pepper, Sr. in 1904, founder of the Pepper Printing Company, which gave up the second and third floors of the building after 1910 (66). These floors reverted to hotel use under the name Seminole Hotel (rooms only) (67). On June 1, 1920 the Imperial Hotel opened, using all three floors; the Pepper Printing Company had moved one door north (68). Charles Woodbridge of Massachusetts bought the building, the "oldest hotel in town", on November 7, 1924, changed the name to the Commercial Hotel, and thus it remained until it was closed and left vacant in the 1970's (69).

### ARCHITECTURAL DESCRIPTION

One of the few surviving structures in Gainesville with notable facade details, this three story brick building expresses a central axis, emphasized by its trapezoidal pediment with arch and circle inset. The front and rear central stairs and skylight, shown on the 1897 Sanborn Map, remain today, along with a large ventilating fan mounted in this central light well. The Sanborn Map also shows the hotel office in the southeast room and, on the north side, a dining room linked to the separate kitchen building to the west. A c. 1904 photograph shows the facade with the Hill Printing Company sign attached to one of the balustrades of the porches that extended across both upper floors, supported by wood posts with curving brackets. The printing presses were powered first by a gasoline engine and, by 1909, with electricity. Among the noteworthy details are the cast segmental arch with ancone lintels and oversized street level windows with operable semi-circular transoms. There are fireplaces in the corner bedrooms on each floor.

### PRESENT CONDITION

The Commercial Hotel has been vacant for several years and is in deteriorating condition. The interior walls are crumbling in places; all plumbing and heating systems have been removed. There is only one interior wooden stair to the third floor with two wooden stairs to the second floor, and an old fire escape on the outside of the west wall, but neither would meet current fire codes. There is some sagging of the floor joists on the third floor (ranging from 1-5/8" to 3-1/2"). The structure in general appears sound. The existing exposed brick wall on the north is in fair condition, and the east and west walls are deteriorated stucco over brick, with few visible cracks on the exterior. Even though all windows are operable and the large exhaust fan mounted in the ceiling on the third floor would facilitate natural ventilation, the traffic noise from the surrounding two streets would probably discourage its use.

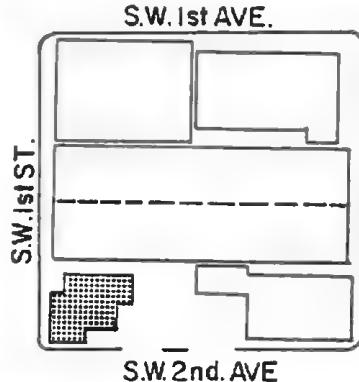


### Fiber Exchange and Duval Shoe Shop

#### STATEMENT OF SIGNIFICANCE

From c. 1922 the Abraham Buns family owned this property, which was extensively altered between 1922 and 1928 and 1928 and 1936. The tan raked brick addition to the frame dwelling complex is a good example of an early 1930s residential/commercial building.

16-18 Southwest Second Ave.



Tax Number 14579-000-00

#### HISTORY

A large two story dwelling appears at this location on Stoner's 1884 map and the 1887 Sanborn Map verifies its existence. While some alterations are noted on the succeeding Sanborn Maps through 1922, the 1928 Sanborn details either a radical alteration or, more likely, a new dwelling. The 1922 City Directory lists the address as the home of Abraham Buns, the first time this surname has appeared in a Gainesville directory. Buns owned the New York Millinery Store at 115 East Union or what is today 7 Southeast First Avenue (78). The property remained in the Buns family through the 1950's, afterwhich it was converted to commercial and multi-family use (79).

#### ARCHITECTURAL DESCRIPTION

A two story frame dwelling stood on this site as early as 1887; however, discrepancies in dimensions and siting which occur on the 1897, 1909 and 1928 Sanborn Maps do little to support any theory that the original two story structure remains as part of the present complex of unrelated elements. The post 1928 tan raked brick addition with its expressed entry stair to the second level, while incompatible with the frame dwelling, has potential. A magnificent fig tree stands at the northeast corner of the site.

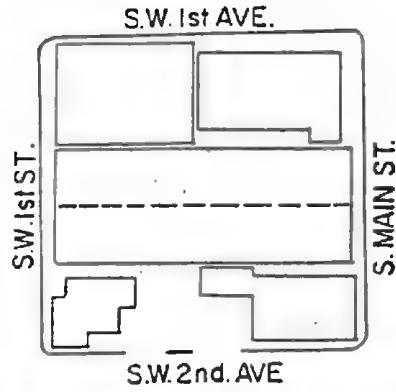
#### PRESENT CONDITION

This once old house is now sub-divided into retail establishments and apartments. It appears structurally sound. Most of the windows are operable and natural light and ventilation are good. The retail stores do not have their own restrooms.

17. Vierasid no mõttedest ees. 1.  
Lõpmos alusti kõne läbi  
tätestatud huviga. See oli vaid  
vihmaväärne ja tõsine. 2. Või  
ki mõistetavaks olnud. 3. Või  
ki mõistetavaks olnud. 4. Või  
ki mõistetavaks olnud.

18. Pideti see sõnadega  
teadatust ja mõõdetud. 1. Või  
ki mõistetavaks olnud. 2. Või  
ki mõistetavaks olnud. 3. Või  
ki mõistetavaks olnud. 4. Või  
ki mõistetavaks olnud.

SUMMARY OF  
BUILDING CONDITIONS  
BLOCK B



S = Standard*
DT= Deteriorating
DL= Dilapidated
Condition of Non- Struc. Elements
Interior walls
Window frames
Glazing
Paint
Stucco
Tile
Wood floor

\* Standard - buildings which appear completely sound or require minor protective maintenance

Deteriorating – buildings which are showing signs of neglect and require extensive rehabilitation but have preservation potential

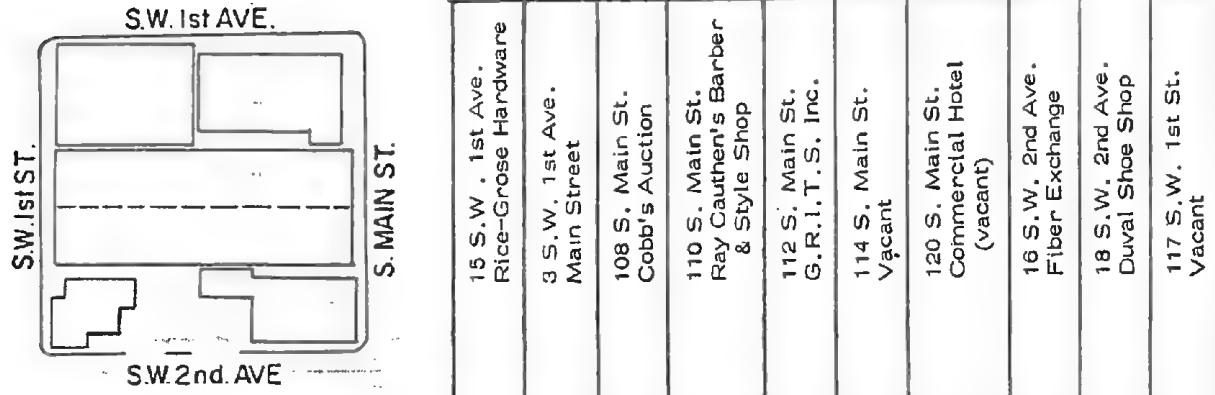
Dilapidated = buildings in extremely poor condition

\*\* See chart for potential uses due to physical loading capacity only, according to the Southern Standard Building Code.



# PARKING VARIABLES

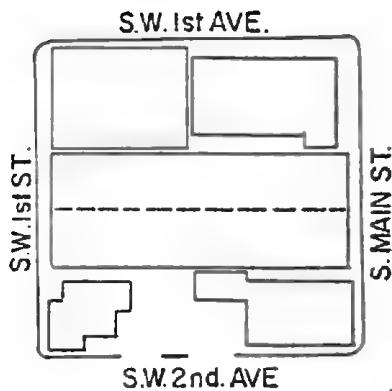
## BLOCK B



TIME OF DAY DEMAND	TIME SPAN AVAILABLE SPACES	PERCEIVED PARKING AVAILABILITY							
		Generous	Moderate	Generous		Moderate		Limited	
All Day		X							
1-3 Hour			X	X	X	X	X	X	X
30-60 Minutes									
0-30 Minutes				X	X	X	X	X	X
Daytime		X		X	X	X	X		X
Noon			X						X
Dinner			X						
Evening		X							X

# REHABILITATION POTENTIALS\*

## BLOCK B



**MINIMUM: 40PSF**

Apartments								
Hospital: ward & rooms								
Hotel: guest room & private corridors								
School class rooms								
Sunday school								

**MINIMUM: 50PSF**

Assembly place - fixed seat	X	X	X	X	X	X		
Offices						X	X	X
Open parking decks			X	X	X	X		
Orchestra floor	X	X	X	X	X	X		

**MINIMUM: 60PSF**

Balcony or gallery - fixed & movable seat	X	X					X	X
Library reading room			X	X	X	X		

**MINIMUM: 75PSF**

Light merchandise retail store	X	X	X	X	X	X	X	X
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**MINIMUM: 100 PSF**

Assembly - movable seats	X	X	X	X	X	X		
Gymnasiums			X	X	X	X		
Manufacturing - light	X	X	X	X	X	X		
Public room			X	X	X	X		
Skating rink			X	X	X	X		
Light merchandise wholesale	X	X	X	X	X	X		
Theater - public section			X	X	X	X		

**MINIMUM: 120 PSF**

Dance halls	X	X	X	X	X	X		
Garage & trucking space			X	X	X	X		

**MINIMUM: 125 PSF**

Library stack room			X	X	X	X		
Light storage			X	X	X	X		

**MINIMUM: 150PSF**

Heavy manufacturing								
Theater stage floor			X	X	X	X		

**MINIMUM: 250PSF**

Storage - heavy			X	X	X	X		
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\* Criteria for selecting building potentials are structural capacity, parking availability, building size and shape, and architectural amenities.

Note: Building potential list taken from the Southern Standard Building Code.

## HISTORY OF BLOCK C

Block C is located in Original Gainesville, Block 2, Range 4. The Jesse B. Hunter 1853 survey shows it as a 200 foot square, bounded by Broadway, Pear, Marion and Washington Streets. Following the city's incorporation in 1869, the block was surveyed by Robert Hill. Hill's map records the dimensions as 197-1/2' by 200', bounded by Main Street, Center Street, First Street and Pine Street. The block's dimensions remain the same in 1979, and today it is bounded by North Main Street, West University Avenue, Northwest First Street, and Northwest First Avenue (92).

J. Stoner's map of Gainesville locates the structures on the block in early 1884 (93). All were wood frame, and most prominent was the Arlington Hotel. Built by J.H. Nichols, a partner in the H.F. Dutton Company, its three floors could accommodate two hundred guests during the winter season. This fashionable hotel, where Teddy Roosevelt and Gen. U.S. Grant stayed, reflected the city's prosperity at a time when it was the fourth largest city in the state (94). However, on May 2, 1884 the entire block, as well as the block directly to the south, burned down. The fire must have encouraged the development of fire insurance maps, which were first published for the city in late 1884 (95). The fire also encouraged masonry construction. On the 1887 fire insurance maps, known as the Sanborn Maps, two extant buildings appear for the first time: numbers 2 and 20-22 West University Avenue.



Looking north at the intersection of Main Street and University Ave., 1937. From the original in Edgar C. McVoy's thesis "A Sociological Study of Gainesville, Florida", University of Florida, 1937.



University Avenue looking east at Northwest/Southwest  
First Street, c.1912. From a copy in the P.K. Yonge  
Library of Florida History, University of Florida.

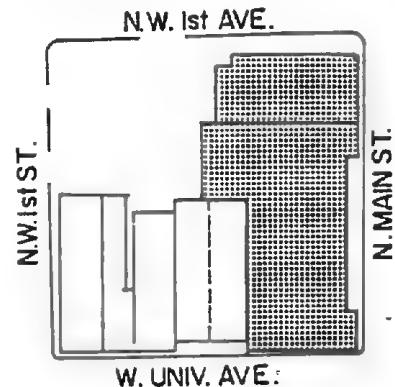


### F.W. Woolworth Co.

#### STATEMENT OF SIGNIFICANCE

Built for M. Endel and Brothers before 1887, this building remained a prime commercial location, housing the Gainesville Guards armory on the second floor during the late 19th and early 20th centuries. An excellent example of a type of commercial building popular at the turn of the century, this structure has retained original decorative brick coursing, stepped parapet, and flat bullseye lintels. Significant.

2 West University Avenue



Tax Number 14649-000-00

#### HISTORY

The Endel Building appears as completed and in operation on the 1887 Sanborn Map. M. Endel & Brothers dry goods store occupied the eastern two-thirds of the first floor from the completion of construction until 1907 (96). The company separated the western one-third portion of the first floor, which was leased from the beginning until 1938 by a variety of business endeavors. First designated as a furniture store on the 1892 Sanborn Map, this space housed Chresostomidhes's grocery in 1905 and the Gainesville Box Ball and Pool Parlor in 1909. By 1913, D. Edelstein had opened his dry goods store and from 1921 until 1938 Herman Leibowitz leased the space for his L & L Men's store (97). F. W. Woolworth & Co. has leased the eastern two-thirds of the first floor since 1924 and in 1938, expanded its operations to include the entire first floor (98).

Prior to 1924, the interior use of the eastern two-thirds of the first floor and the second floor underwent substantial change. T.W. Shands, founder and first president of the Gainesville National Bank, purchased the building in 1907, after the Endel estate had emerged from extensive litigation (99). The bank divided the interior, leasing the north one-third to W. Sobol for a dry goods store. The North Main Street facade was opened for Sobol's store, and the bank utilized the southern space for its own operations (100). The bank, known as the Florida National Bank and Trust Company after its 1914 merger with the Dutton State Bank, sold the building to Dr. J.C. Bishop, a local physician and business man, in 1922 (101). Dr. Bishop converted the eastern two-thirds of the first floor space for Woolworth's use in 1924 by reassembling Sobol's store and bricking up the North Main Street openings, which are still visible (102).

By 1897 the second floor offices were restricted to the eastern and southern portion of the building. The large central area running to the western and northern walls had been converted into an Armory to house the Gainesville Home Guards, the local name for Company B, 4th Battalion, Florida Militia (103). Later, in 1913, G.E. Pyle organized a short lived gym in the armory space but the 1922 Sanborn Map shows the entire area once again devoted to professional office space (104). These offices were among the prime locations and the building long remained the city's most

valuable business site (105). When the Bishop estate sold the building for \$200,000 in 1949 to the University Realty Corporation, it was the largest real estate transaction in the city's history (106). F.W. Woolworth & Co. expanded its operations to the north during the 1950's and early 1960's, removing the old Central City Hotel building, which had also appeared on the 1887 Sanborn Map.

#### ARCHITECTURAL DESCRIPTION

The Endel Building remains as an excellent example of the type of commercial building popular at the turn of the century. Although the show windows have been replaced and the flat bracket pediment removed, the structure has retained such of its original elements as the decorative brick coursing of the parapet and the flat bullseye lintels. From 1887 until the installation of a bank in c.1909, the primary space accommodated retail sales; the west bay, separated by a brick wall, remained a shop, with one short stint as a pool room. With the arrival of the bank, the wooden posts which originally ran south to north disappeared, probably contributing to deflection of the second floor structure. Also in c. 1909, a building was constructed up to the north wall, closing the alley and limiting the rear windows to an enclosed light well. By 1913, the 80 foot Endel Building expanded to incorporate this 20 foot store, consolidating the parapets (which had stood at 30 feet for the main space, 24 feet for the north, and 24 feet for the new store) to 34 feet, shown in 1928 as 35 feet. A two story addition dating from the 1950's and a one story addition from the 1960's stand on the former site of the Central Hotel. Early photographs show the curved pediment, panel and dentil cornice, continuous arched header course over the second level windows, pilaster accented show windows for the street level shops.

#### PRESENT CONDITION

This building is structurally defined into the four parts: the original building on the south, the middle with two two-story additions, the first in c.1909 and the second in 1957, and the northern one-story addition (1968). The first floor is in standard condition, but the second floor of the original building is delapidated. Floors sag as much as 6-1/4", there are holes in the stud walls, and there is structural shoring that coincides with neither the column lines below nor the roof framing joints above. The second floor of the middle addition (1957) is of standard steel bar joist construction with a concrete floor in good condition. Central air conditioning and restroom facilities are sufficient; sprinklers were installed in 1968 and the electrical system in the new portions of the building is satisfactory. The brick walls are in good condition, however, the brick of the 1909 addition is sloping downward toward the original building. The windows on the second floor are in a highly deteriorated state, but all the storefront glazing on the street level is maintained.

## ARCHITECTURAL DESCRIPTION

The ambiance of a turn of the century photograph of the Dutton Bank reveals the character of the dark brick, three story building with its contrasting arches and trim, as well as the pedestrian, tree-canopied street scene. Rusticated, semi-circular arched windows at the west side and center front were glazed with multi-paned stained glass in the thermal form arch above tri-part Chicago style plate glass; the surrounds are composed of cast voussoirs, keystone, plinth, and recessed floral forms in the quoins of the impost.

On the three bay facade, segmented arched entries flanked the center arch; on the upper floors, semi-circular arched triple sash windows were centered between windows headed by cast segmental arched lintels with bullseye keystones and ancones. Elsewhere single and double segmental arched windows were repeated; interior shutters were set behind the one over one sash and awnings were hung on the west side.

The contrasting cornice course set the base for the corbeled brick straight parapet which arched at the center below a stepped pediment with scroll bracket supports. Belt courses of lozenge forms and tie rod plates mark the upper floor lines.

Early interior photographs show a remarkable Romanesque Revival fireplace in the president's office, wood cove molding, geometric marble floors and wood tellers' cages ornamented with finials, pilasters, and rosettes. By 1897, the north section was added and the third floor was designated "Society Hall". It was perhaps at this time that interior changes were made, including the addition of the decorative tin cornice and ceiling throughout the third floor; ceremonial niches and platforms were also added. The two cell division of the original main floor was not recorded on the Sanborn Maps until 1928; a brick vault was centered on the back wall of the original section from the 1913 to the 1928 Sanborns. The elaborate plaster cornice, ornamented with acanthus, egg and dart, and dentils, conformed to this spatial division.

Evidence of the location of the 1887 roof, prior to the addition of the third level by 1892, may be seen at the inside face of the brick third story walls. Most original openings can be located in the structure. Marble flooring is exposed in the north addition. Wood window sash and non-stuccoed brick walls, and other of the original fabric have potential for restoration.

## PRESENT CONDITION

This building had a major face lift in 1954 when Thom McCann Shoes occupied the first floor, but now its condition is slightly below standard. The old molding on the interior walls as well as the ceiling plaster is cracked and chipped in some places, but still in salvagable condition. The walls in the south portion of the building have been wood paneled to the 8' mark, with the old plaster continuing to the ceiling at 12'. Two previously arched openings on the west wall have been bricked up, and the stucco on the south facade is deteriorating, as is the paint on the west exterior brick. The west portion of the first floor has air conditioning, but the east store has neither heat or air conditioning.



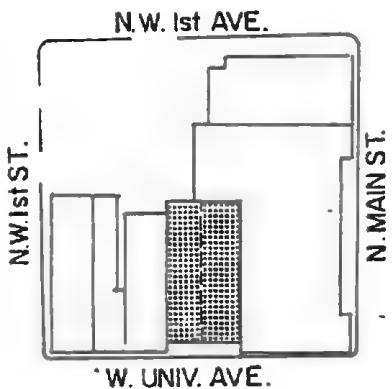


### Household Finance Co. and Casey's

#### STATEMENT OF SIGNIFICANCE

This 1945 building, with stuccoed, two story facade, replaced the Thomas Livery carriage house following a fire.

6-8 West University Avenue



Tax Number 14652-000-00

#### HISTORY

On November 18, 1945, a fire destroyed the Ogletree Garage, which fronted on Northwest First Street, and the building at 6-8 West University Avenue. Originally, the Thomas Livery, a large wood frame building, stood on the Ogletree Garage site and it was connected to a masonry carriage house, which fronted on University Avenue. The frame structure was replaced by the masonry garage and the carriage house was divided into two stores, as shown on the 1922 Sanborn Map. Christo's Department Store reassembled the space on West University Avenue during the early 1930's and replaced the burned out structure in 1945, continuing in operation until 1963. The new building has since been divided into two sections, somewhat along the lines of the 1922 division (120).

#### ARCHITECTURAL DESCRIPTION

This solidly built structure replaced the two story brick building destroyed by fire in the 1940's.

#### PRESENT CONDITION

This building built in the late 1940s is a modern reinforced concrete building, centrally air conditioned, well-maintained and in standard condition.



Chesnut's storage and upstairs offices

#### STATEMENT OF SIGNIFICANCE

This building, which appeared on the 1903 Sanborn Map, housed the United States Land Office, the only land office in Florida following the consolidation of the Tampa, Tallahassee, Newnansville, and St. Augustine offices. The facade of this typical two story brick commercial structure, distinguished by segmental arched windows and decorative parapet, is now obscured by stucco; original rear walls, pressed metal ceilings, and skylights remain.

#### HISTORY

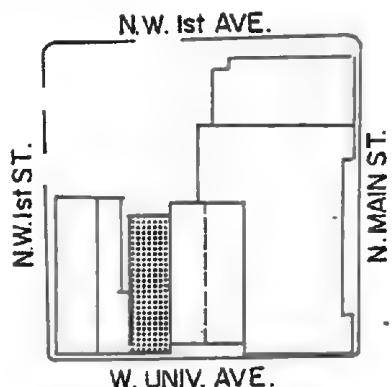
Number 12-16 West University Avenue appears for the first time on the 1903 Sanborn Map. The first floor housed the United States Land Office from 1903 until 1911, when its office was moved to the then new Federal Building (117). An exterior staircase and bridge appears on the 1909 Sanborn Map, linking the second floor offices with the Dutton Bank Building to the west. John F. Seagle, a prominent local business man after whom the Seagle Building is named, had opened his furniture display room on the first floor by 1913 (118). The Seagle furniture store remained on the location until 1936 when another long term tenant, Bennett's drug store, moved into the space.

#### ARCHITECTURAL DESCRIPTION

By 1903 the site of the marble works to the east of the Dutton Bank Building had diminished to accommodate the new two story yellow brick structure that housed the U.S. Land Office; by 1901 the remainder was relinquished to a bridge and stair, shared between the second floors of both Land Office and Dutton Bank. An early photograph depicted the decorative pressed tin ceiling, dark wainscot and enclosed stair in the southwest corner of the Land Office. The pressed tin ceiling, a later ceramic tile floor of note, and two second story skylights remain. The facade, now obscured by remodeling, consisted of recessed entries flanking a central arched window, second story windows with segmental arches, and a decorative parapet; original fabric can be seen on the west and north elevations.

#### PRESENT CONDITION - 12 W. University Ave.

This building is in standard condition on the first floor and deteriorating on the second. The ground floor is tile and is in excellent condition. The second floor and roof are wood and slope to the southwest very noticeably. A careful examination of all the construction elements of the second floor and roof indicates that this very sizable slope was built into the building originally. Because of interior skylights and glass transoms, natural lighting is excellent on the second floor. The only access to the second level is by an exterior wood stair that is shared with the upper floors of the building to the west. Sufficient fire exits would be necessary for any re-use.



Tax Number 14651-000-00

and staff members.

and students.

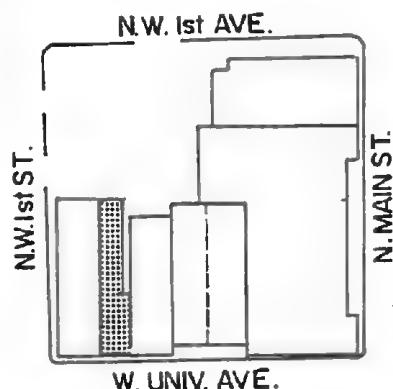


### University Cigar & News Stand

#### STATEMENT OF SIGNIFICANCE

Originally housing the Presto Restaurant, this one story, single bay building first appears on the 1928 Sanborn Map on the site of the earlier marble works.

18 West University Avenue



Tax Number 14650-000-00

#### HISTORY

18 West University Avenue fills the space between the Dutton Building and 12-16 West University Avenue. It first appears on the 1928 Sanborn Map, which shows the exterior staircase connecting the second floor offices moved to the west wall of number 12-16 where it remains today. The building originally housed the Presto Restaurant but since the 1940's it has housed the University Newsstand (119).

#### ARCHITECTURAL DESCRIPTION

The stairway to the bridge linking the second floors of the Dutton Bank and Land Office buildings was moved by 1928 to the edge of the Land Office building in order to accommodate a single story structure. The scale and quality of this structure and its additions are incompatible with the streetscape.

#### PRESENT CONDITION

This building is in standard condition. The building shows evidence of only minimal maintenance, however, it does have central air conditioning, two restrooms and two fire exits.

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and mostly off "newjer" now, as well as  
these ESEI art collections. I think it's  
mostly because art gusto has died out  
and it's been taken over by the business  
people, and so on.

• *Arribal* *Arribal* *Arribal* *Arribal*  
• *Arribal* *Arribal* *Arribal* *Arribal*  
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Bill's Shoe Shop and Alachua County Housing  
STATEMENT OF SIGNIFICANCE

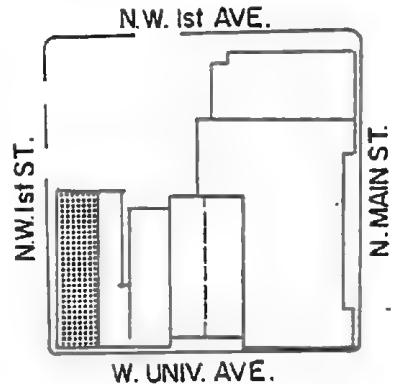
Built in 1885 as the Dutton Bank, this building housed one of the earliest private banks in the state and was the head office for the H.F. Dutton Company, the town's major mercantile firm in the late 19th and early 20th century. This excellent example of brick commercial building, which was increased from two to three stories in 1888, is distinguished by semi-circular arches at the entry level, segmental arched bullseye window lintels, and decorative belt courses; an elaborate plaster cornice, pressed metal ceilings, and marble flooring remain. Significant.

HISTORY

Number 20-22 West University Avenue is known as the Dutton Bank Building, the last physical reminder of a vast and powerful commercial organization closely tied to Gainesville's early development. From the early 1870's until 1910 H.F. Dutton & Company functioned as the major broker and ginner of Sea Island cotton produced in Alachua County (107). The company also manufactured the Doig Cotton Gin. The H.F. Dutton Phosphate Company was organized in 1891 and quickly consolidated the phosphate mining operations in the western section of the county (108). Between 1895 and 1898 phosphate shipped to Europe from Alachua County comprised nearly one-half of the entire phosphate production of the country (109). Col. Dutton had opened a private bank in 1873, one of only three banks operating in the state (110). In 1885, following the great fire, he built a two story brick building and moved the bank from the north side of the public square (111). The YMCA was housed on the second floor. In 1888 a third floor was added and leased to the Masonic Lodge (112). Since 1888, the second floor has been rented as professional office space. The third floor, which the Masons gave up in 1908 when they built their own lodge, was used as a meeting room for secret societies until 1922, after which it was left vacant (113).

The Dutton Bank continued as a private bank until 1907, when H.F. Dutton retired. At that time, W.R. Thomas, then president of the bank, incorporated it under a state charter and continued in business until 1914 when it was merged with the Gainesville National Bank (114). The Federal Reserve Loan Company used the space in 1922, after which the first floor was divided in half, opening onto University Avenue (115). Presto Restaurant reassembled the first floor space in the early 1930's and continued its business at the location until 1950, when the first floor was once again divided. The restaurant continued in the eastern half until 1953. Thom McCann Shoes took the space in 1954 and altered the building facade (116).

20-22 West University Ave.



Tax Number 14650-000-00

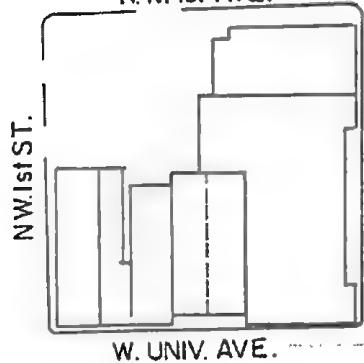
The upper two floors of this building range in condition from deteriorated on the second floor to delapidated on the third, where there has not been any active use for years. The building has insufficient plumbing, HVAC and electrical facilities. Access would not meet fire codes, and the structural stability of the third floor is lacking. The exterior paint on the exposed brick, stucco and wood double hung windows all need considerable attention.

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— 1 —

# SUMMARY OF BUILDING CONDITIONS BLOCK C

N.W. 1st AVE.



S = Standard\*

DT = Deteriorating

DL = Dilapidated

Condition of Non-  
Struc. Elements

Interior walls

	S	S	S	S	DT	S	S	S
	DT	S	S	S	DL	S	S	S
	S	S	S	S	DL	S	S	S
	DT	S	S	S	DL	S	S	S
	-	-	-	S	S	S	-	-
	S	S	-	S	-	S	-	-
	DT	-	-			-	-	-

Window frames

Glazing

Paint

Stucco

Tile

Wood floor

Structural Floor  
Load Capacity \*\*

Unknown Calculated

40 PSF

50 PSF

60 PSF

75 PSF

100 PSF

120 PSF

125 PSF

150 PSF

250 PSF

Appears sound

Appears unsound

X-1st

			1st	2nd			
	X	X	X	X	X	X	X
	X-2nd			X			

                          X      X      X      X      X      X      X

                          X      X      X      X      X      X      X

                          X      X      X      X      X      X      X

\* Standard - buildings which appear completely sound or require minor protective maintenance

Deteriorating - buildings which are showing signs of neglect and require extensive rehabilitation but have preservation potential

Dilapidated - buildings in extremely poor condition

\*\* See chart for potential uses due to physical loading capacity only, according to the Southern Standard Building Code.

BLOCK C

2 W. University Ave. F.W. Woolworth Co.	6 W. University Ave. Household Finance Co.	8 W. University Ave. Casey's Shirt and Slack Show	12 W. University Ave. Chesnut's storage	16 W. University Ave. Offices - upstairs	18 W. University Ave. University Cigar & News Stand	20 W. University Ave. Bill's Shoe Shop	22 W. University Ave. Alachua County Housing Authority
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N=None O=Noticeable F=Fair E=Extreme X=Excellent	Foundation differential settlement	Z	Z	Z	Z	Z	Z
	Permanent sag of floor joist	F	-	-	Z	O	Z
	Floor flexibility	O	-	-	Z	O	Z
	Ext. traffic noise noticeable in bldg.	E		Z	O	O	O
	Equipped for natural ventilation	F	Z	F	X	N	Z
	Useful natural light	F	F	F	X	Z	F

Y = Yes N = No	No. restrooms	4	2	2	4	1	2	1
	Commercial kitchen facilities	Y	N	-	N	N	Y	N
	Approved number fire exits	3	1	1	2	1	2	1
	Sprinklers	Y	N	N		N	-	-
	Hose cabinet	Y	N	N	N	N	-	-
	1st floor	N	N	N	N	-	N	N
	Upper floors	N	N	N	N	N	-	N
	H.C. toilets	N	N	N	N	N	N	N
	Service entry for delivery - refuse removal	Y	N	N	Y	N	Y	N
	Central A/C	Y	Y	Y	Y	Y	Y	Y
	Window units			Y				
	No A/C				Y		Y	

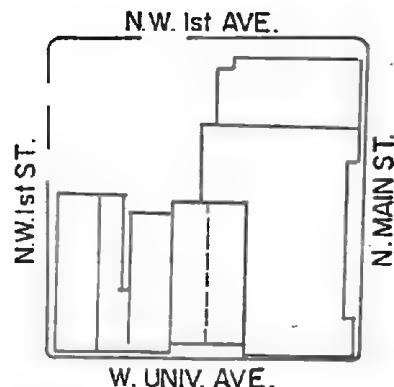
# PARKING VARIABLES

## BLOCK C

		PERCEIVED PARKING AVAILABILITY								
		Generous Parking Store Ent. in View	Moderate Parking Store Ent. in View	No Parking Awareness with Respect to Ent.						
		X	X	X	X	X	X	X	X	X
PARKING AVAILABILITY		Generous								
Moderate										
Limited		X	X	X	X	-	X	X	X	X
TIME SPAN AVAILABLE SPACES		All Day								
1-3 Hour		X	X	X	X	X	X	X	X	X
30-60 Minutes										
0-30 Minutes										
TIME OF DAY DEMAND		Daytime	X	X	X	X		X	X	X
Noon										
Dinner										
Evening							X			

# REHABILITATION POTENTIALS\*

## BLOCK C



**MINIMUM: 40PSF**

Apartments

Hospital: ward & rooms

Hotel: guest room &  
private corridors

School class rooms

Sunday school

**MINIMUM: 50PSF**

Assembly place -  
fixed seat

X	X	X	X	X	X	X	X
---	---	---	---	---	---	---	---

Offices

X	X	X	X	X
---	---	---	---	---

Open parking decks

Orchestra floor

X	X	X	X	X	X	X
---	---	---	---	---	---	---

**MINIMUM: 60PSF**

Balcony or gallery -  
fixed & movable seat

X	X	X
---	---	---

Library reading room

X	X	X	X
---	---	---	---

**MINIMUM: 75PSF**

Light merchandise  
retail store

X	X	X	X	X	X
---	---	---	---	---	---

**MINIMUM: 100 PSF**

Assembly - movable  
seats

X	X	X	X	X	X
---	---	---	---	---	---

Gymnasiums

X
---

Manufacturing - light

X	X	X	X
---	---	---	---

Public room

X	X	X
---	---	---

Skating rink

X
---

Light merchandise  
wholesale

X	X	X	X
---	---	---	---

Theater - public section

X	X
---	---

**MINIMUM: 120 PSF**

Dance halls

X	X	X	X
---	---	---	---

Garage & trucking space

--	--	--	--

**MINIMUM: 125 PSF**

Library stack room

X	X	X
---	---	---

Light storage

X	X	X
---	---	---

**MINIMUM: 150PSF**

Heavy manufacturing

--	--	--	--

Theater stage floor

--	--	--	--

**MINIMUM: 250PSF**

Storage - heavy

X	X	X
---	---	---

\* Criteria for selecting building potentials are structural capacity, parking availability, building size and shape, and architectural amenities.

Note: Building potential list taken from the Southern Standard Building Code.

## HISTORY OF BLOCK D

Block D appears as a 200' by 240' block, Block 3, Range 2, on Hill's 1870 survey of the city. It was divided into four sixty foot lots, running north to south, and it is presently bounded by East University Avenue, Northeast First Street, Northeast First Avenue, and North Main Street.

Unlike the northwest, western, southern and eastern blocks on the public square, this block never suffered a holocaust, although L.C. Smith's store at 18 East University Avenue burned in 1913. Consequently, the wood frame structures were replaced by brick buildings more slowly. Only two extant structures appear on the 1887 Sanborn Map and both of them were substantially altered before 1892. The 1913 Sanborn Map provides measurements for the most recently constructed building on the block, the Southern Bell Telephone and Telegraph building, which was incorporated into Wilson's during the store's 1968 expansion (121).

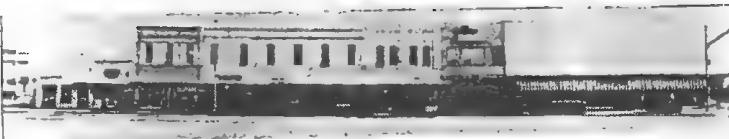
Brown House, Gainesville, Fla.



North Main Street at First Avenue, looking east, c.1910.  
From a copy in the P.K. Yonge Library of Florida History,  
University of Florida.



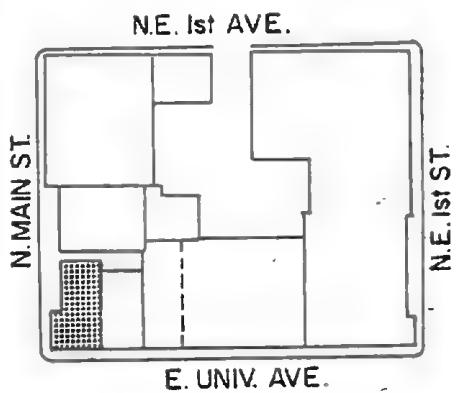
"Hyde's Corner", University Avenue at Northeast First Street, looking northwest. From Burtz Gainesville City Directory, 1905, located in the P.K. Yonge Library of Florida History, University of Florida.



### Soul Train Stops and Smith's Men's Shop

#### STATEMENT OF SIGNIFICANCE

These addresses first appear on the 1892 Sanborn Map and have been in continuous use by a variety of small shops and restaurants. The Royal Cafe was located at Number 2 from the 1920s through 1950; Number 4, during the same period was Otto Stock's men's store. The brick north wall is visible evidence of the age of this altered stucco and glass single story structure.



Tax Number 14655-000-00

#### HISTORY

Both 2 and 4 East University Avenue appear on the 1892 Sanborn Map as a single story masonry building containing three small stores, two of which opened onto University Avenue and one which opened onto North Main Street. Space at the location must have been in demand, for the building was divided into four stores by 1897; the additional store opened onto North Main Street. After 1897 a confectionary store, in the southwest corner, and an ice cream store, opening onto North Main Street, gave way to a saloon (143). The new saloon, the city's fourth, may have prompted the prohibition ordinance of 1904, but, in any case, a tailor and a fruit stand occupied the space by 1909 (144). The corner, at the crossroads of the city, continued as Moseley's cold drink stand in 1913. By 1920, the Royal Cafe had located at number 2 and this landmark would remain until 1950 (145). Shortly after the Royal Cafe opened, Otto Stock would establish his tailor and men's clothing store at number 4 (146). Stock, too, would remain at the location until 1950, when Sugan Corporation of Miami leased the space (147). A series of shops would follow and, in 1966, Hatcher's Jewelry Store modernized number 2 and remained at the address until the mid 1970's (148). Ray's Spinning Wheel Ice Cream Store occupied number 4 in 1950 but Smith's Men's Store has been at the location now for many years (149).

#### ARCHITECTURAL DESCRIPTION

The brick north wall is the only visible evidence that this remodelled stucco and glass building stood on this site as early as 1892. The small, one story structure was divided into four shops, two opening to the west, two to the south. Two bays which open to the south occupy the structure today. A photograph of the Royal Cafe recorded the octagonal panels, crown mold, and belt coursing of the brick facade; an iron canopy extended around with transom windows above and individual show windows below.

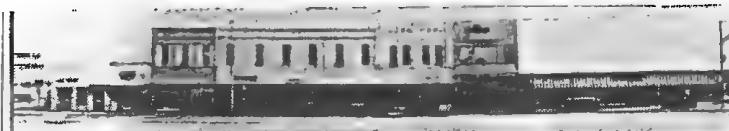
#### PRESENT CONDITION - 2 E. University Ave.

This building is in standard condition, reasonably maintained, has central air conditioning, two restrooms and two fire exits. This prominent

location would invite a number of uses for a small building.

PRESENT CONDITION - 4 E. University Ave.

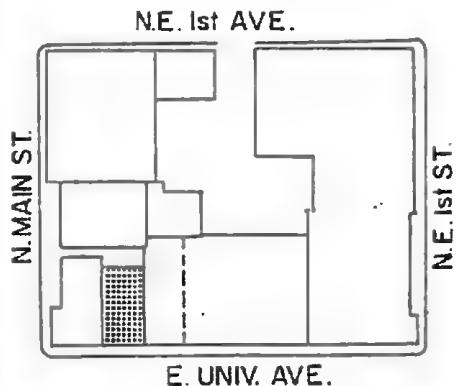
This building is in standard condition, well maintained, has only one restroom, one exit and is cooled by a window unit.



Vacant

STATEMENT OF SIGNIFICANCE

This two story brick building, which first appears on the 1892 Sanborn Map, housed Bodiford's, Bodiford and McCollum's, and Hoffman's, all drug stores, from the early 1890s until the mid 1970s. An excellent example of a turn of the century drug store, this single bay building is distinguished by three segmental arched windows, set below the corbeled brick parapet; noteworthy cabinetry is preserved in the street level shop. Significant.



Tax Number 14657-000-00

HISTORY

For nearly 85 years 6 East University Avenue housed a drug store. James S. Bodiford bought Dr. J.H. McMillan's drug business in the early 1890's and had this building built to house his business. The structure appears first on the 1892 Sanborn Map. Bodiford, at the turn of the century, sold an interest in the drug store to his nephew, James W. McCollum, and the firm, Bodiford & McCollum, operated this store and a second store which was located in the northeast corner of the New Baird Theatre on the south side of the public square. The Rexall agency licensed the firm in 1904, which continued at this location until 1951 (150). Another drug store, Hoffman's continued the tradition until the mid 1970's when the building became an antiquarian/used book store (151).

ARCHITECTURAL DESCRIPTION

An excellent example of a turn of the century drug store, this single bay, two story brick building has preserved some notable cabinetry with adjustable shelving, pigeon holes on hinged doors, and pilaster trim. Unfinished brick walls with inset wood nailers are exposed on both levels. Shutters have been added to the three segmental arched windows; the parapet is treated the same as that of the Miller's Law Exchange building to the east.

PRESENT CONDITION

This building is in excellent condition on the interior, however, some maintenance is needed. Air conditioning is furnished by window units, there is only one toilet for both floors. There is an interior wooden stair as well as an exterior wooden stair (in need of repair). The exterior of the building is in standard condition needing only minimal maintenance.





Ruddy's, Second Act, Hogtown Wig, City Drug

#### STATEMENT OF SIGNIFICANCE

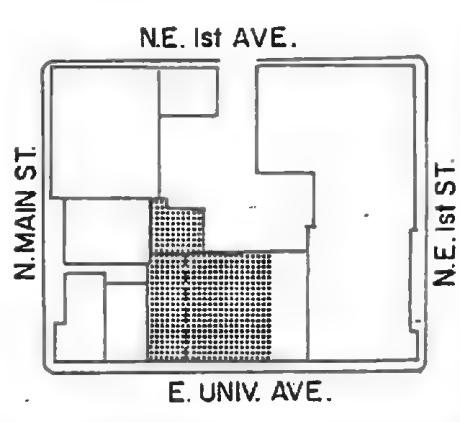
This building first appears on the 1892 Sanborn Map. The upper story of the building, which connects by a skylighted gallery with 16 East University, was known as the Law Exchange, a group of professional offices. The upper facade is treated similarly to the adjacent structures with segmental arched windows and decorative brick coursing along the parapet. This continuity is significant to the character of the area. Significant.

This building which is connected to Numbers 8, 10, 12 East University Avenue on the second floor, first appears on the 1897 Sanborn Map. By 1908 it housed Miller's soda fountain, the landmark "Meet Me at Miller's", which continued into the 1920s. Since 1938, City Drug Store, owned by the Vidal Drug Company, has been located on the first floor. Number 16 is part of the Vidal Building complex. Three piers with corbeled caps define the two pairs of segmental arches with rusticated keystones; accented by corbeled brick coursing and dentils, this building is an important link in the streetscape. Significant.

#### HISTORY

The building at 8, 10, and 12 East University Avenue first appears on the 1892 Sanborn Map as a two story brick block. 16 East University Avenue, directly to the east, first appears on the 1897 Sanborn Map. However, the second floor above 8, 10, 12 and 16 was linked, forming what was called the Law Exchange, although the facade at number 16 distinguishes it as a separate building (152). By 1903 a staircase opening onto University Avenue at number 14 was in place and the space remains the same today.

Originally a Racket Store, number 16 was A. L. Vidal's book and stationary store in 1905. Philip Miller bought the buildings before 1908, added a soda fountain at number 16, establishing the Gainesville landmark "Meet Me at Miller's" (153). At this time, of course, the second floor offices were known as "Miller's Law Exchange". Joseph A. Haymans bought the buildings in 1911, when he established the Florida National Bank at 8 East University Avenue (154). Although the second floor offices were now known as Haymans Law Exchange, Miller continued to operate his popular soda fountain at number 16 until 1920. Miller, who had been successfully involved in numerous businesses in Gainesville since the 1880's, sold his business to Marvin Glass (155).



Tax Number 14658-000-00

Numbers 8, 10 and 12 were popular locations. When the Florida National Bank moved from number 8, the Bon Ton, a confectionary shop managed by W.A. Shands, opened to be followed by Powell's Restaurant and a woman's dress store, the Personality Shop (156). Number 10 was Burnett the Clothier, a men's store, for decades, and number 12 was C.H. Coles & Son's jewelry store for decades (157).

The Vidal Drug Company, which has owned drug stores in Gainesville since 1881, purchased the Law Exchange building and opened the City Drug Store at number 16 by 1938 (158). While the stores at 8, 10, 12 and 16 have changed over the years, the Law Exchange Building has been known as the Vidal Building since that date.

#### ARCHITECTURAL DESCRIPTION

Contemporary with the adjacent McCollum's Drug Store to the west, which also appears on the 1892 Sanborn Map, the Miller's Law Exchange Building is similarly treated with double dentil courses, corbeled brick parapet, segmental arched windows set as pairs separated by scuppers. Three shop bays compose the street level; the store front windows, originally covered with an iron canopy below the transoms, have been altered. Offices line the wide, skylighted gallery on the second level, accessible by stairs from University Avenue and from the rear court. By 1897 the Miller's Soda Fountain building was completed to the west with access to the skylighted second level through the Miller's Law Exchange gallery (an added office now partly covers this skylight). Both staircases are located within this adjacent east building.

Remembered for the popular "Meet Me at Miller's", this building was erected by 1897, and connected at the second level to the adjacent Miller's Law Exchange. The enclosed staircases to the second level are set within the west wall of this structure. Two pairs of segmental arched windows with rusticated keystones are headed by a parapet composed of recessed panels and three corbelled piers.

#### PRESENT CONDITION - 8 E. University Ave.

This building is in standard condition. It has a concrete floor which allows it to be used for a variety of purposes. It has central air conditioning, however, it has only one restroom. It has a service door at the rear.

#### PRESENT CONDITION - 10 E. University Ave.

This building is in standard condition and reasonably maintained. It has a wood floor which is in very good condition. The building is cooled by central air conditioning. It has only one restroom; it does, however, have a service entrance at the rear.

#### PRESENT CONDITION - 12 E. University Ave.

This building is in standard condition with some deterioration of the spaces in the rear of the store. It has central air conditioning and a service entrance at the rear; however, it has only one restroom.

PRESENT CONDITION - 14 E. University Ave.

This is an upstairs space over what was once two separate buildings. In joining the buildings, it appears that the second floors were at two different levels - a difference of about 5". When joined, the westmost floor slopes in all directions away from the center hall. The original construction leaves much to be desired, since there are a number of elements not level, flat, plumb and/or square; however, the building is in standard condition, needing some maintenance.

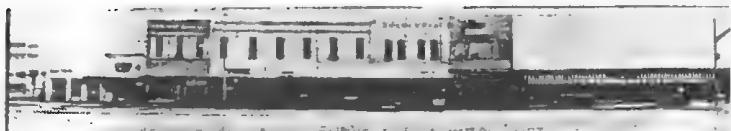
PRESENT CONDITION - 16 E. University Ave.

This building is in standard condition with some deterioration at the rear. The building has central air conditioning and has a service entrance, however, it has only one restroom.

Jameson, G.W. 1901. New fish from Woods Hole, Mass., with notes on the biology of the species. J. Mar. Biol. Assoc. Great Britain and Ireland, 10: 1-10.

• BRIEFING BY THE SECRETARY OF STATE

*Metameric smoothening is also used to reduce the effect of noise on the original image.*

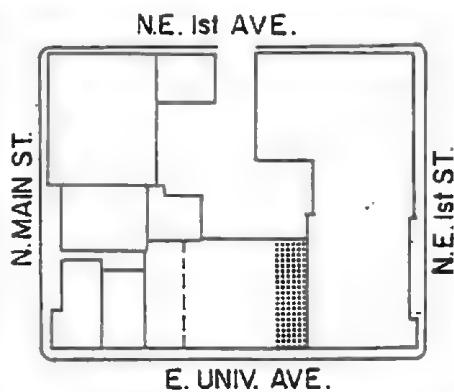


18 East University Avenue

#### Gamery (vacant)

#### STATEMENT OF SIGNIFICANCE

Number 18 East University Avenue first appears on the 1897 Sanborn Map in use as a dry goods store and, after the turn of century, it became L.C. Smith's jewelry store. The stucco facade, modernized in 1950, is pierced at the location of the original arched windows; decorative cast iron pilasters define the entry level.



Tax Number 14659-000-00

#### HISTORY

18 East University Avenue first appears on the 1897 Sanborn Map as dry goods store. By 1903 it had become L.C. Smith's Jewelry store, which burned in 1913 (159). Following the fire, Smith moved to the west side of the public square and the rebuilt store, which shows no change in the upper story facade, was divided into two stores. The building underwent modernization in 1950, when Geiger's, a woman's dress store, moved onto the location (160). When Geiger's closed in the early 1970's, Wilson's used the space for storage. The building was purchased and converted into a bar, restaurant, and cabaret called the Gamery, which opened in 1977 and failed within a year. Today, the building is not occupied (161).

#### ARCHITECTURAL DESCRIPTION

The openings which pierce the remodelled stucco facade of the L.C. Smith Jewelry building, built by 1897, indicate the location of the original arched windows, headed by a belt course with central arch. Between the 1922 and 1928 Sanborn Maps, the dimension of the parapet heights along this street front changed from 30" to 32". A 1940s photograph shows that the parapet of this building had been changed from the original corbeled brick cornic to a balustrade. Although the central entry store front has been altered, the fluted iron pilasters with rosette and palmette remain.

The street front comprised of Bodiford McCollum's Drug Store and the Miller's Law Exchange buildings (built by 1892) and the Miller's Soda Fountain and L.C. Smith's Jewelry buildings (built by 1897) establish a continuity which contributes significantly to the character and quality of the downtown environment.

#### PRESENT CONDITION

This building was recently remodeled into a restaurant and bar. It has a commercial kitchen on the second floor, and two bars - one on a mezzanine level and the other on the first floor. It has central air conditioning, two restrooms and a large cooler. The building is in standard condition.





Wilson's (vacant)

#### STATEMENT OF SIGNIFICANCE

Wilson's Department Store incorporated three older buildings - "Hyde's Corner" (c.1897), the Graham Building (1907), the Southern Bell building (c.1913) - at this location beginning in 1951. The store's last expansion in 1968 included a facade modernization which rendered the original buildings indistinguishable. The present white stucco facade contrasts with the dark marble veneer at the street level. The original brick fabric may be seen in the rear court of the block.

#### HISTORY

Wilson's Department Store, at this location until 1978, expanded to include three separate buildings, all of which exist under a modern facade. The first building was known as "Hyde's Corner".

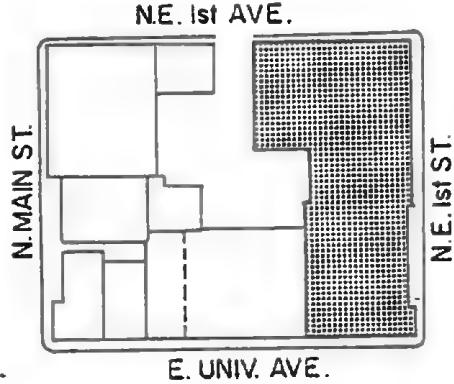
Situated on the southeast corner of University Avenue and Northeast First Street, George W. Hyde's building first appears on the 1897 Sanborn Map. The eastern two-thirds of the first and second floors housed his dry goods store, the largest in town (162). The western one-third of the store, opening onto University Avenue, housed W. S. Dorsey's grocery store. Hyde sold his building, as well as his home directly north of the store facing Northeast First Avenue, to James M. Graham in 1905 (163). His business, however, remained at the location until 1907, when he relocated on the northwest corner of University Avenue and Southeast First Street in L.L. Hill's recently completed building (164).

Mrs. Ruth Humphreys Scarratt had founded a dry goods store in Gainesville which became Wilson's, when she married Will Wilson at the turn of the century (165). Following Hyde's move, Wilson's leased the eastern two-thirds of the first floor. The second floor accommodated Gainesville's first movie theatre, Younglove's (166).

The second building, the Graham Building, was completed in 1907 and was located directly north of Hyde's store on Northeast First Avenue (167). The new building had four stores on the first floor and professional offices on the second floor. The Gainesville city offices occupied the space in the Graham Building after World War I and the offices remained at that location until 1927, when the new city hall building, directly across Northeast First Street, was completed (168).

The third building, facing Northeast First Avenue, was put up for the Southern Bell Telephone and Telegraph Company (169). It first appears on the 1913 Sanborn Map.

Wilson's became a stock company in 1909 and was purchased by the Phifer Brothers in 1925 (170). The store had expanded into the second



Tax Number 14660-000-00  
14661-000-00

floor of the Hyde Building in 1909 and enclosed the drive to the north between that building and the Graham Building by 1922 (171).

W.S. Dorsey grocery continued its business in the western one-third of the Hyde Building until the late 1920's, after which Geiger's Dress Store leased the space (172). Geiger's remained in this location until 1950.

Sugar Corporation of Miami leased all three buildings from the Graham Estate in 1949 and purchased the Wilson Company stock in 1951 (173). The new Wilson's then undertook an expansion program which continued into the late 1960's.

First, in 1951 the store incorporated the western one-third of the Hyde Building and roughly one-half of the Graham Building. The designs were drawn by Sanford Goin and Jack Moore, AIA (174). A second expansion was undertaken in 1953, when the store incorporated the northern half of the Graham Building (175). In 1968, the Southern Bell Building was incorporated and both it and the northern half of the Graham Building were modernized to match the 1951 facade (176). The new Wilson's Co., Inc. was sold in the mid 1970's but continued at this location until 1978, when it was moved into the Oaks Mall, a new suburban shopping center (177).

#### ARCHITECTURAL DESCRIPTION

The white stucco and marble complex, most recently known as Wilson's, consists of four major structures: the Hyde Corner (southeast), Dorsey's Grocery building (southwest), the Graham Building (northeast), and Southern Bell Telephone and Telegraph (northwest). The structural divisions of these buildings remain distinct. Considerable original fabric remains in the Graham Building and the Southern Bell Telephone and Telegraph Building. It is doubtful that any facade ornament remains (renovation specifications stated that all protruding elements would be removed), but original openings can be located.

##### **The Hyde Corner**

Completed by 1897, the Hyde Corner building began as an open, two bay dry goods store with metal ceilings and iron post supports; the west section was leased out until absorbed by Wilson's in the 1950's. A grand stair at the center of the north wall led to the second floor millinery; this was replaced by a street access stair to a second floor movie by 1908. Windows along the east street level were bricked up to the fan transom early in this century. A wide cornice with frieze, dentils, and bracketed crown molding projected from the facade.

##### **Dorsey's Grocery Building**

Dorsey's Grocery occupied the west section of the Hyde Corner until the late 1920's; Wilson's absorbed the space in the 1950's. The building featured a coffered and coved pressed metal ceiling, an open, spindled interior stair, a wire glass skylight in 1928, and Ionic pilastered store front.

##### **The Graham Building**

The Hyde dwelling that stood on this property, long after the University Avenue face of the block was filled with stores, gave way to the Graham

Building by 1907. The two story brick building formed a U-shape to the west around a one story section with wire glass skylight to the first floor and windows to surrounding second floor offices. The second level of this space was not added until 1953. An elaborate scrolled pediment entry led to the three run stairway access to the second floor. The wide, wood banistered stairs, adjacent archways, and fire door (added by 1922) remain, although the stair is closed to the public. Operable sash windows with star muntined transoms were grouped in pairs on the facade. Pressed metal ceilings remain in the northeast area of the main floor.

#### Carriage Drive

Between the Hyde Corner and Graham Building a + 15'x20' arched drive with office on the second level was built by 1908; by 1922, a single story addition was built behind (west) with access to the Hyde Corner building. Today this space accommodates a 1951 staircase and elevator.

#### Southern Bell Telephone and Telegraph

Completed by 1913, the Southern Bell Telephone and Telegraph Building was the last addition to the Wilson complex, joined in 1968 by an enclosure of the alley which had separated the Graham Building. Access is through the added second level in the U-shaped structure. Corner pilasters defined the flat parapet; two flat lintel windows flanked a thin center window on the second level. Pressed metal ceilings remain as delineations of the original two bays with supply room behind (south).

#### PRESENT CONDITION

This building is a conglomeration of several buildings that have, over the years, been modified and connected. The older divisions are defined by change in floor levels, column and wall lines. Both the interior and the exterior of the building are in standard condition as its last renovation and addition was in 1968. The first floor has five fire exits and a service entrance, however, due to level changes in the floor it is not accessible to the handicapped (even though there is an elevator to the second floor). From the second floor there are three sets of stairs, but none are fire stairs. The windows on the north end have been filled with masonry and stuccoed over, considerably reducing natural lighting and ventilation. The only restrooms in the whole building are on the second floor, adjacent to a mechanical core.

This building is a very large building as it now stands. The probability of a single tenant, with space needs exactly matching the existing available space is quite low. To divide this building so that it supplies the needed square footage to a prospective tenant one must assess (1) the physical possibility (location of existing walls and other structural elements) (2) existing electrical panels and circuiting (3) air conditioning equipment and duct layouts (4) the ability to supply two restrooms to a space division and (5) the ability to supply the required fire exits. The exterior of the building is in standard condition.

• 2000 ft. N.E. of site  
• at bottom of slope  
• vegetation dry grass  
• sandy soil, sandy soil  
• no doubt who live  
• weathered stone & sand  
• granite, sand & gravel  
• 100' above base of hill

LOCATION = a prominent ridge  
• east of 1000 ft. ground  
• dry, sandy soil, gravelly  
• no trees, vegetation sparse

• dry, sandy soil, gravelly  
• weathered stone & sand  
• sandy soil, sandy soil  
• no trees, vegetation sparse  
• no dirt & gravel available  
• impossible to dig them up  
• granite, sand & gravel  
• 100' above base of hill

• rock weathered on top  
• fine gravelly soil  
• no trees, dry soil, gravelly  
• vegetation sparse  
• no dirt & gravel available  
• impossible to dig them up  
• granite, sand & gravel  
• 100' above base of hill

• 2000 ft. N.E. of site  
• dry, sandy soil, gravelly  
• vegetation sparse  
• no dirt & gravel available  
• granite, sand & gravel  
• 100' above base of hill



## Second Wind

### STATEMENT OF SIGNIFICANCE

Originally a pool parlor and saloon, a second story was added to this building by 1891. From 1888 until 1954, the first floor housed the First National Bank of Gainesville. The most recent of the successive alterations to this brick structure is the present pink stone facade, the city's major example of the Art Deco influence. Significant.

15-17 North Main Street

N.E. 1st AVE.

N. MAIN ST.

N.E. 1st ST.

E. UNIV. AVE.

Tax Number 14656-000-00

### HISTORY

In 1887 this building housed a saloon and billiard parlor (134). Within one year, however, a second floor would be added and the first floor divided into two sections, both opening onto North Main Street (135). The south side became the First National Bank. For the next sixty-six years the bank, which was incorporated in 1888, maintained its office at this location (136). Founded by James M. Graham, it was the only national bank in the city until 1905 (137). Another member of the Graham family, Lee, would develop his career in the First National Bank, retiring on January 1, 1954 as chairman of the Board (138).

The bank shared the first floor into the early part of this century, after which it expanded throughout the first floor and opened an interior entrance to the Brown House, which James M. Graham had owned since 1899 (139). The hotel maintained rooms on the second floor of the bank building through the 1920's (140).

When the railway tracks were removed in 1948 and a new ticket office was opened on NW Sixth Street, the bank relocated on the site of the old ticket office at the southeast corner of North Main Street and Northwest First Avenue (141). The old bank building, since 1954, has been used for a variety of endeavors, most recently as an antique store (142).

### ARCHITECTURAL DESCRIPTION

The pink stone Art Deco styled facade was the most recent of a succession of alterations to the First National Bank building erected on this site by 1892. The earliest photograph records a corbeled brick parapet, a one story spindle post porch, four sash windows with segmental arched brick voussoirs and operable shutters. A central entry, stairs, and brick wall separated the north drug store bay from the bank in the south bay. By 1909 the central wall and stair had disappeared and a brick vault was noted at the south wall. The present vault on the north wall is backed by a McClintock vault vent, patented 1932. An early renovation produced a dark stucco facade with contrasting flat lintels, a bracketed flat pediment, metal cornices, and a full iron canopy

embellished with anthemion finials, bullseyes, and pendant dentils. The present facade makes a visible contribution to the area and stands as a record of building evolution.

## **PRESENT CONDITION**

This building is in standard condition. The interior consists of pine random wood decking, wood base and cornice and hard rock plaster walls on the second level. There is a restroom on each floor. The first floor is serviced by a central air conditioning unit hung from the ceiling, and the second floor by a window unit. The electrical system is of recent vintage. There is only one interior wood stair, and it is not fire rated. The exterior is a veneer of cast stone in excellent condition. Fixed glass windows are on the street level and operable steel casement windows are on the west second level; both are in standard condition. The second floor needs some minor maintenance and repairs.



35 North Main Street

### Main Street Legal Center and Phil & Nick's

#### STATEMENT OF SIGNIFICANCE

A third story was added to this building by 1891, when it became the Brown House hotel. Under succeeding names and owners the building continued as a hotel until 1949 when it was converted for office use. An excellent example of a rehabilitated nineteenth century commercial building, this structure features a central roof monitor and stairwell. The facade is distinguished by cast iron pilasters at the street level, cast lintels, and decorative cornice. Significant.

#### HISTORY

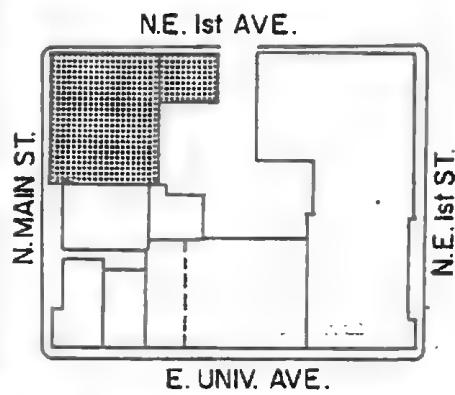
35 North Main Street first appears on the 1887 Sanborn Map as a two story brick building containing three businesses on the first floor, the Southern Express Company on the north, Morris & Hazlitt drug store in the center, and Mrs. Ivy W. Felton's restaurant on the south (122). James W. Brown, who had owned the property since 1868, had a third story added before 1891 and opened a hotel which was known as the Brown House (123). Only the northern most first floor store, a furniture store, remained after the conversion (124). Shortly after the conversion, on March 23, 1892, Brown sold the building to Thomas J. Watkins, who held the property for only one year before selling it to D. C. Graham (125). This is the first purchase made on the block by a member of the Graham family, a family who would own most of the block by 1905 (126). For a short time in the late 1890's the hotel was known as the Hotel Spence but it was the Brown House again by 1903 (127). The hotel remained in operation until 1949, becoming the Hotel Graham in 1923 and the Gilbert Hotel in 1941 (128).

Its location was excellent. The building fronted on Main Street and the Atlantic Coast Line railway tracks, diagonally across from the railway's passenger ticket office (129). The hotel's end, however, came quickly when the railroad tracks were removed from Main Street to NW/SW Sixth Street in 1948 (130).

The Cheops Corporation had an interest in the building since it was sold by the Graham family in 1941 (131). When the hotel closed, the corporation renamed the building the Cheops Building and rented the upper floors as office space (132). The building was not maintained and, increasingly, the upper floors became vacant. However, in 1976, the corporation sold out and the building was rehabilitated as the Main Street Legal Center (133).

#### ARCHITECTURAL DESCRIPTION

The Sanborn Maps record a two story building on this site in 1887 and the three story Brown House Hotel in 1892; by 1897 the central roof monitor and stairwell are recorded. By 1909 a main floor connection had been cut to



Tax Number 14654-000-00

the First National Bank building to the south. The two story porch with second floor wood railing was removed in an early renovation and a pent eave added (now removed) below the bracketed eave. Cast lintels over arched windows pierce the stuccoed brick facade. Cast iron pilaster with star ornament, a Grinnell hose pump, a geared Otis elevator remain as evidence of the evolution of the building. Perimeter offices now open to the central well on the upper two floors; this successfully renovated building contributes significantly to the character of the area.

#### PRESENT CONDITION

This building, last renovated in 1976-77, is in excellent condition. The interior partitioning is plaster on 2X4 (actual) studs and all hallways are two hour fire rated exits, as are the stairs. Besides the interior stairs, there are two exterior fire escapes on the east and north. There is no apparent handicap access problem because of ramping of the entrance and the passenger elevator in the lobby. The restrooms on each floor, however, are not handicap equipped. Six central air conditioning units service the building, with fire dampers in the return air grills of the hall. The building is also sprinklered. The exterior has been recently painted and new operable metal thermopane single hung windows installed. There is a small amount of private client parking in the east service court, but not enough to accommodate the office workers.

✓ 2nd flr. ceiling height 8' 6"

✓ 2nd flr. exit on north side

✓ 2nd flr. ceiling height 8' 6"

✓ 2nd flr. exit on north side

✓ 2nd flr. exit on north side

✓ 2nd flr. exit on north side

✓ 2nd flr. ceiling height 8' 6"

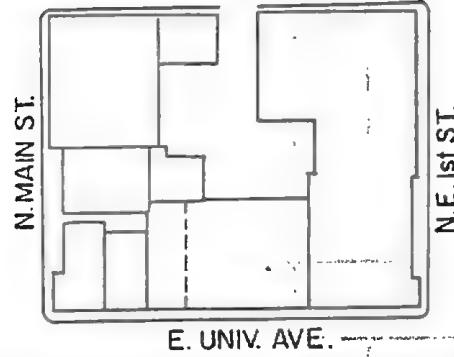
✓ 2nd flr. exit on north side

✓ 2nd flr. exit on north side

✓ 2nd flr. exit on north side

# SUMMARY OF BUILDING CONDITIONS BLOCK D

N.E. 1st AVE.



S = Standard \*  
 DT = Deteriorating  
 DL = Dilapidated

Condition of Non-Struc. Elements	1 2 3 4 5 6 7 8 9 10 11 12																				
	Interior walls			Window frames			Glazing			Paint			Stucco			Tile			Wood floor		
	S	S	S	S	S	S	S	S	S	DT	S	S	S	S	S	S	S	S	S		
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
	S	S	S	S	S	S	S	S	S	DT	S	S	S	S	S	S	S	S	S		
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		

Structural Floor Load Capacity * *	1 2 3 4 5 6 7 8 9 10 11 12																								
	40 PSF			50 PSF			60 PSF			75 PSF			100 PSF			120 PSF			125 PSF			150 PSF			250 PSF
	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		

\* Standard - buildings which appear completely sound or require minor protective maintenance

Deteriorating - buildings which are showing signs of neglect and require extensive rehabilitation but have preservation potential

Dilapidated - buildings in extremely poor condition

\*\* See chart for potential uses due to physical loading capacity only, according to the Southern Standard Building Code.

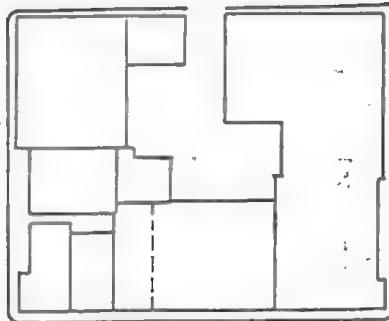
		N=None O=Noticable F=Fair E=Extreme X=Excellent
Condition of Struc. Support	Foundation differential settlement	
	Permanent sag of floor joist	
	Floor flexibility	
Environmental Forces	Ext. traffic noise noticeable in bldg.	
	Equipped for natural ventilation	
	Useful natural light	
		Y = Yes N = No
Plumbing	No. restrooms	
	Commercial kitchen facilities	
Fire	Approved number fire exits	
	Sprinklers	
	Hose cabinet	
Handicap	1st floor	
	Upper floors	
	H.C. toilets	
Codes		
Service Capacity	Service entry for delivery – refuse removal	
Mechanical	Central A/C	
	Window units	
	No A/C	

	1	1	1	1	1	2	1	2	2	3	3+	2
N	N	N	N	N	N	N	N	Y	N	N	N	Y
2	1	2	1	1	2	2	2	2	5	1	3	1
N	N	N	N	N	N	N	N	N	Y	N	Y	
N	N	N	N	N	N	N	N	N	N	N	Y	
Y	Y	N	N	Y	-	Y	N	N	N	Y	N	N
-	-	N	-	N	N	N	N	N	N	N	Y	-
N	N	N	N	N	N	N	N	N	N	N	N	N
N	N	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y
Y			Y	Y	Y		Y	Y	Y	Y	Y	Y
Y	Y				Y				Y			

# REHABILITATION POTENTIALS \*

## BLOCK D

N.E. 1st AVE.



E. UNIV. AVE.

**MINIMUM: 40PSF**

Apartments

Hospital: ward & rooms

Hotel: guest room &  
private corridors

School class rooms

Sunday school

**MINIMUM: 50PSF**

Assembly place -  
fixed seat

Offices

Open parking decks

Orchestra floor

**MINIMUM: 60PSF**

Balcony or gallery -  
fixed & movable seat

Library reading room

**MINIMUM: 75PSF**

Light merchandise  
retail store

**MINIMUM: 100 PSF**

Assembly - movable  
seats

Gymnasiums

Manufacturing - light

Public room

Skating rink

Light merchandise  
wholesale

Theater - public section

**MINIMUM: 120 PSF**

Dance halls

Garage & trucking space

**MINIMUM: 125 PSF**

Library stack room

Light storage

**MINIMUM: 150PSF**

Heavy manufacturing

Theater stage floor

**MINIMUM: 250PSF**

Storage - heavy

N.E. 1st ST.  
BLOCK D

2 E. University Ave. Soul Train Stops	X	X	X	X	X	X	X	X	X	X	X
4 E. University Ave. Smith's Men's Shop											
6 E. University Ave. Vacant											
8 E. University Ave. Ruddy's Inc.											
10 E. University Ave. Second Act											
12 E. University Ave. Hogtown Wig											
14 E. University Ave. Offices - upstairs											
16 E. University Ave. City Drug Co.											
18 E. University Ave. Gamery - vacant											
22 E. University Ave. Former Wilson's (vacant)											
15-17 N. Main St. Second Wind											
35 N. Main St. Main Street Legal Center											
37 N. Main St. Phil & Nick's											

\* Criteria for selecting building potentials are structural capacity, parking availability, building size and shape, and architectural amenities.

Note: Building potential list taken from the Southern Standard Building Code.

# PARKING VARIABLES BLOCK D

N. MAIN ST.



N.E. 1st ST.

E. UNIV. AVE.

TIME SPAN AVAILABLE SPACES	TIME OF DAY DEMAND	PERCEIVED PARKING AVAILABILITY	STREET LOCATIONS											
			2 E. University Ave. Soul Train Stops	4 E. University Ave. Smith's Men's Shop	6 E. University Ave. Vacant	8 E. University Ave. Ruddy's Inc.	10 E. University Ave. Second Act	12 E. University Ave. Hogtown Wig	14 E. University Ave. Offices - upstairs	16 E. University Ave. City Drug Co.	18 E. University Ave. Gamery - vacant	22 E. University Ave. Former Wilson's (vacant)	15-17 N. Main St. Second Wind	35 N. Main St. Main Street Legal Center
Generous	All Day	Generous Parking Store Ent. in View	X	X	X	X	X	X	X	X	X	X		
Moderate	1-3 Hour	Moderate Parking Store Ent. in View										X		X
Limited	30-60 Minutes	No Parking Awareness with Respect to Ent.	X	X	X	X	X	X	X	X	X			
	0-30 Minutes												X	X
	Daytime		X	X		X	X	X	X				X	X
	Noon													
	Dinner													X
	Evening													X

## SHORT HISTORY OF GAINESVILLE'S CENTRAL CITY: A SUMMARY

Alachua County's first boundaries encompassed land stretching from the Georgia border straight down the peninsula to the Gulf of Mexico (178). Subsequent land divisions, which would continue until 1924, brought new counties into existence, reducing Alachua to an interior county which, consequently, made land transportation the major determinate for community development.

Newnansville, founded in 1812 and safely north of the Seminole Indian War arenas, became the first county seat because it was joined to St. Augustine, Jacksonville and Pensacola by the Bellamy Road (179). The road, the first federally financed highway in the state, gave Newnansville the advantage of acting as a market center for the area. The road's advantages were short lived, for Senator David Levy Yulee would soon bring Florida into the railroad age by building a line from Fernandina to Cedar Key.

According to Yulee's Florida Railroad Company plan, New York or New Orleans bound ships could eliminate the long and dangerous passage through the Florida Straits by docking at either Fernandina or Cedar Key and shipping the cargo between the coasts by rail (180). The railroad's route, passing through Alachua County well south of Newnansville, and the company's plan to establish a trading post in what would become Gainesville drove the southern county residents into political action and resulted in the relocation of the county seat (181).

Gainesville was established by citizen vote in 1853 and the new town was surveyed by Jesse B. Hunter in September, 1854 (182). Original Gainesville formed a grid, roughly square, with four ninety foot streets surrounding one block designated for the county court house. The town encompassed one hundred and three and one-quarter acres, of which sixty-three and one-quarter acres were purchased from Major James Bailey and forty from the estate of Nehemiah Brush (183). The city's limits would not change until 1907 (184). The town was incorporated in 1869 (185).

The Florida Railroad Company's plans got underway when the first track was laid at Fernandina in 1855; the tracks reached Gainesville in late 1859 and Cedar Key in 1860 (186). While the railroad never proved to be the major link between New York and New Orleans, it did establish Gainesville as a regional center by giving the new town access to distant markets.

By 1860 the town had a population of 269, and eight or nine small businesses, including Ramsey and Ramsey general store and three hotels, clustered around the courthouse square, upon which a two story wood frame courthouse had been completed in 1856 (187).

Before the town was founded a number of South Carolinians, mainly from Camden, had established cotton plantations in the surrounding countryside. The soil proved to be suitable for Sea Island type cotton, the best grown, and a cotton based agriculture would become the town's first major industry, providing the wealth which underwrote the new construction of the 1870's and 1880's (188).

Col. H.F. Dutton, a Union veteran, came to Gainesville in the very early 1870's and established the firm of H.F. Dutton and Company (189). Originally from Vermont, Col. Dutton had come south with his partner, John G. Nichols of Massachusetts, to buy Sea Island type cotton in South

Carolina and he had continued on to Florida where he found the established cotton plantations. The firm discontinued its South Carolina operations, finding Gainesville's production sufficient. During the decade from 1860 to 1870, the population, which reached 1,444 in 1870, had mainly increased because laborers had been imported to work the cotton plantations (190).

In 1873 the firm established a private bank, one of only three in operation in the state, to enhance the firm's business operations, and during the next twenty years Gainesville became the largest cotton shipping station in the state and H. F. Dutton and Company became one of the largest cotton dealers in the south (191). The town's wealth was substantially increased by the \$600,000 the firm paid out annually to the local growers (192). The Willimantic (Conn.) Thread Company was exclusively supplied by H. F. Dutton Company and Stead and Temple of Liverpool represented the firm in England. In 1882, when the town's population was nearly 2,000, the company had fourteen gins in operation, each with a capacity of 3,000 pounds of cotton a week, as well as a mill and boiler to produce cotton seed meal (193). The firm also produced the Doig Cotton Gin, which had been invented by James Doig, a local machinist who operated a large shop and was the first in Florida to build a steam locomotive (194).

While the firm expanded its and the town's resources, railroads continued to build lines into Gainesville, making it an important rail center. The Florida Southern Railroad reached Gainesville from Palatka in 1881, after the Gainesville City Council had granted the railroad a right of way down the center of Main Street (195). By 1883 the Savannah, Florida and Western Railway, which was part of the Plant Investment Company, gave the town access to the north central cities of the country. Increasingly, truck farming and citrus contributed to the local economy, especially after the railroads provided quick entry into the large northern markets (196).

J. Stoner published a "Bird's Eye View" map of Gainesville in 1884, just one year after Carl Webber published his commissioned description of Alachua County under the title, Eden of the South (197). The map depicts and the book describes a small town with substantial industry and a densely built center surrounding the courthouse square. In Webb's Consolidated Florida Directory for 1886 the majority of residents in business listed themselves as orange or vegetable growers, but there were also 58 retail or wholesale stores, 42 residents involved in construction, 39 food and feed stores, 12 hotels and boarding houses, and 17 manufacturing concerns (198). While the manufacturers tended to locate in the south portion of the city, all other businesses crowded around the courthouse square. The number of promotional campaigns undertaken by the Gainesville Board of Trade, which was established in 1884, indicates a willingness to grow and, at that same time, keen competition to outstrip other inland cities of the state (199).

A series of fires, however, erased the buildings described by Webber and drawn by Stoner. The Arlington Hotel, built by J.C. Nichols of the H.F. Dutton Company and visited by Teddy Roosevelt and U.S. Grant, went up in smoke on May 2, 1884. The Varnum Hotel, even larger and situated directly south of the Arlington Hotel on the west side of the public square, burned at the same time (200). One year later the south side of the public square burned. The blocks were rebuilt quickly and over the next two decades masonry replaced wood throughout the entire Central Business District. The new buildings, especially the new Court-house which was completed in 1885, reflected the town's wealth not only

as a cotton and agricultural center but also as a center for phosphate mining and, after 1905, the location of the University of Florida.

The H. F. Dutton Phosphate Company was incorporated in 1891 to take advantage of newly developing phosphate mining industry (201). Phosphate, which proved more lucrative than cotton, had been discovered just west of town in 1881. Hildreth writes about its impact in his "History of Gainesville".

The mining and shipping of the mineral rapidly became the most profitable industry in Florida. It was shipped to all parts of the United States and to many parts of Europe, the bulk of that sent abroad going to Germany. Between 1895 and 1898 phosphate shipped to Europe from Alachua County comprised nearly one-half of the entire phosphate production of the country.

It could be said that in 1898 that 'there is no town in the state deriving such large and direct benefits from the phosphate mining industry.' Thousands of dollars were paid out in wages each month by the industry and Gainesville was the chief trading center for those phosphate workers of Alachua and Levy Counties. The banking business was monopolized by the Gainesville banks and the town's two hardware stores furnished nearly all the hardware, tools, and other equipment used in mining the rock. Although there were some stores situated close to the mines, they were small allowing most of the money spent by the laborers for clothes, shoes, incidentals, and entertainment to be distributed among Gainesville's merchants. (202)

Many successful business men built or bought in Gainesville's Central Business District. Baird, Graham, Endel, Pound, Haymans, Miller, Porter, and Dutton are names attached to extant buildings in the four block study area. By 1905, when the city was selected as the location for the University of Florida, it was the wealthiest and largest inland city in the state, with a population of 5,473 people (203). Public improvements followed the redevelopment of the city, with gas becoming available in 1887, a public water works in 1891, the telephones in 1894, electricity in 1897, a sewer system in 1907, and the central blocks of the city were bricked by 1913 (204).

While the University of Florida would eventually have a profound effect on the town and its central city district, its one hundred students and fifteen faculty, working far to the western boundary of town, caused not much more than community pride and hope for the future. Business remained downtown, clustered about the public square along the ninety foot streets. While the students lived on the campus, the faculty lived in the city within several blocks of its center. The government, groceries, doctors, lawyers, insurancemen, clothing stores, hardware stores, hotels, restaurants, liveries, theatres and pool halls were all within one block of the Courthouse steps. It was a very public and dense center, and anyone wanting to leave town or enter it, buy or sell, had to go downtown.

Gainesville remained a cotton center and a phosphate center and the fifth largest city in the state in 1910 (205). The boll weevil, however, conquered cotton during the decade and World War I destroyed the phosphate industry in Alachua County, as well as the discoveries of rich deposits further south (206). Gradually, the University of Florida became an increasingly important component in the city's economy. Instead of looking west to

the phosphate miners, the downtown merchants looked westward to a growing student body. During the subsequent forty years, the number of students, in a somewhat irregular pattern, grew to number 3,216 and the faculty grew to 210 (207).

The automobile had a much greater impact on the central city than the students. Besides increasing demands for adequately paved streets, there was an increasing need for garages, gas stations, and highways. Large liveries, such as the Thomas Livery and the Central City Feed and Livery, were either converted into garages or demolished and replaced by garages. The 1908 City Directory lists no automobile related business but, by 1913, the City Directory lists four businesses under a new heading, "Automobiles, Supplies and Repairs". Automobile registration in Gainesville increased to 5,631 by 1928 but did not exceed 10,000 until after World War II (208).

While the central city expanded between 1905 and 1945, adapting to the automobile by providing angled on-street parking, it did not lose its dominance as the town's market place, although small stores had grown up on University Avenue north of the campus. Business locations downtown had grown to include the narrow streets beyond Courthouse Square, moved east and west along University Avenue, and north and south along Main Street. But it was still the only market.

In 1945 there were 147 stores downtown (209). There were 19 clothing stores, the largest category, followed by 13 meat and grocery stores. There were ten hotels and restaurants, 92 offices, 12 general and department stores, and the train still stopped on Main Street to service the station on Northwest First Avenue. The city had a population of 22,000 and there had been substantial residential development northwest and west of the University (210). No one, however, lived so far away that downtown was inconvenient. There was little urban sprawl, but an urban explosion was on its way armed with the GI Bill.

Between 1945 and 1950 Gainesville's population grew to 37,163, an increase of 16,000 people (211). Automobile registration zoomed from 8,454 to 14,872 during the same five year period, and the University's enrollment during the academic year 1945-47 increased by 129.2 per cent (212).

Perhaps the most radical alteration caused by the tremendous influx of people is the relocation of the grocery stores. Forced out of the downtown by a lack of space and parking, no grocery store remained in the central city district by 1951, a scene in which they had played a vital role for nearly a century (213). During the next twenty-seven years, the grocery store turned supermarket would anchor every suburban shopping center built in the city.

The railroad tracks, which snarled traffic, were moved out of the district in 1948 and with them went most of the hotels (214). Stores, such as Wilson's and Woolworth's, expanded and the expansions forced relocations, which frequently occurred outside the central area. Spreading housing developments encouraged shopping centers, which were under construction by 1958, and shortly it was no longer necessary to go downtown to buy or sell, or even to come into or go out of town (215). By the early 1960's Downtown Revitalization had become a catch word (216).

The trends established in the late 1940's continued into the 1970's,

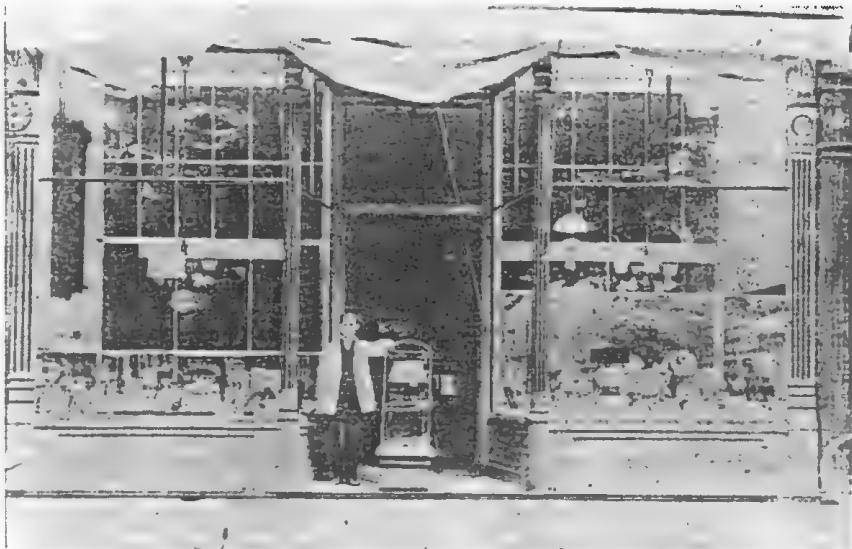
leaving the historic city center without its trees, which were replaced by crowded busy highways, without its on-street parking, which made its stores inaccessible, and without its diversity, which had made it vital.



"Meet Me at Millers'", 16 East University Avenue, c. 1915.  
From an uncatalogued Gainesville promotional pamphlet at  
the P.K. Yonge Library of Florida History, University of  
Florida.



W.S. Dorsey's grocery store, the west section of Wilson's  
Department Store building, c. 1915. From an uncatalogued  
Gainesville promotional pamphlet at the P.K. Yonge Library  
of Florida History, University of Florida.



L.C. Smith in front of his jewelry store at 18 East University Avenue, c. 1910. From the original in the P.K. Yonge Library of Florida History, University of Florida.



Interior of the Dutton Bank Building, c. 1895. Col. Dutton is seated to the left and his partner, J.C. Nichols, to the right. From the original in the P.K. Yonge Library of Florida History, University of Florida.

## **REVITALIZATION**



## REVITALIZATION

As it has been stressed earlier in this report, the revitalization of the CCD must ride on the promise of a strong economic thrust. This report, however, was commissioned to explore historic preservation/conservation as a redevelopment technique, and as such, the architectural drawings presented here, stress the historical appearance of the buildings. In addition, a considerable effort has gone into historic photographic research to document the appearance of the buildings in the study area as well as embellishments in the CCD such as the old covered walks, street lighting, use of trees, etc. Therefore, the following criterion have been established as a forerunner to the preparation of the drawings:

1. Preservation of elements of obvious historic or architectural value to the community.
2. Restoration of historically or architecturally significant elements with physical and economic potential, including new covered walks.
3. Redevelopment of all structures in a context that will mutually benefit the quality and potential of the whole "downtown" as well as individual buildings.
4. Establish a compatible "fit" between building uses and the physical potential of the original (historic) design.
5. Be sensitive to energy concerns, emphasizing the "historic" architectural components to provide comfort.

The drawings illustrate redevelopment within federal historic preservation guidelines and show a combination of commercial and business office use; a mixed use concept that reflects the early historic pattern of downtown use. Blocks A and B contain buildings which have not been effectively used for several years. In order to place these buildings into active and effective use, the following observations and suggestions are made.

Downtown Gainesville in recent years has experienced a parade of new small businesses and business ventures that come and go. Some of these are founded on the false premise of a viable market, some are underfinanced at the outset and cannot make it through an extended period of limited income, others may be poorly managed, still others may find that the downtown is not the best location for their purposes and seek a location elsewhere. At any rate, the spirit of private free enterprise is strong and someone with an idea, some venture capital and the willingness to work hard and ready to go into business to seek his/her fortune, can succeed.

The two buildings in the center of Block B running through the block from South Main to Southeast First Street containing approximately 18,000 square feet, both under one ownership, and the two contiguous buildings wrapping around the Scruggs, Carmichael law office at the northwest corner of Block A containing 8,100 square feet, also under one ownership can offer a wide range of choices of affordable spaces to a newcomer in business. In addition to new persons venturing into business, there are numerous promoters, developers, investors and entrepreneurs constantly watching for new investment opportunities. The existing physical configuration of the buildings in Block A offers street access on both South Main and Southeast First Avenue so that an arcade can be created with shops fronting onto a pedestrian walk-

way - see Figure 1. In Block B the two buildings can gain access from three streets - on the west direct access to a public parking lot is available - see Figure 1. The spaces available in these buildings are quite

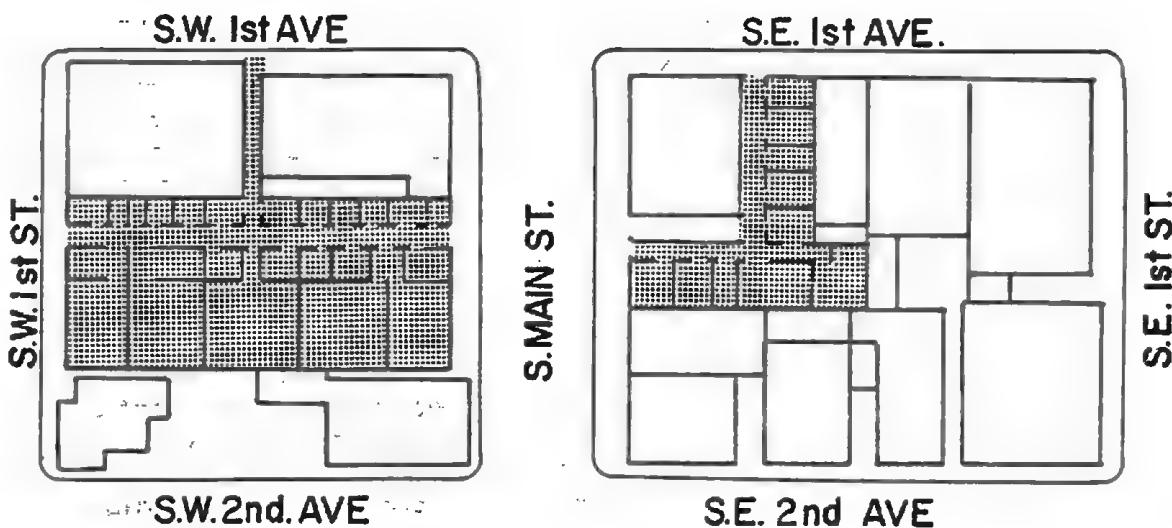


FIGURE 1 SHOWING ARCADES AND SHOPS IN BLOCKS A & B

flexible and can offer accommodations for activities ranging from spaces as large as skating rinks down to booths or display windows. The old Commercial Hotel is shown in the drawings as a restaurant, since a strong interest to use this building for such an activity has been expressed by a local businessman. The old Dutton Bank on the southwest corner of Block C is shown restored to its original condition. It is one of the most architecturally significant buildings in the study.

#### ELEMENTS USED TO ESTABLISH THE APPEARANCE OF INDIVIDUAL BUILDINGS

Re-opening of original windows was done wherever possible, especially on the upper floor in order to (1) restore the original building character as much as possible, (2) make the interior spaces as attractive as possible for potential tenants, and (3) be energy efficient by using daylight illumination and allowing for natural ventilation. Original detailing is restored where physically possible and financially feasible. Removal of stucco to expose original brick is suggested only in extraordinary circumstances because of the high cost under acceptable guideline procedures. When not financially feasible or physically possible it is suggested that original details be redeveloped in stucco or paint to reflect the rhythm, scale and character of the original building. The second and third story window canopies have been restored for both sun control and visual delight.

#### STREETSCAPE

A sidewalk canopy running relatively continuously at the first floor level is suggested - see Figure 2. This canopy is reminiscent of some canopies employed on many of these buildings in earlier years. In addition to canopies on the four blocks in the study area, it is also suggested that the block west of the Alachua County Administrative Building have a similar canopy on its north, south and east sides. It is to be noted that the city and in some areas the Department of Transportation (DOT)

have jurisdiction over the sidewalk areas and can control development. The canopy should admit filtered daylight and encourage the reopening of old transom windows found in many of the downtown buildings. The canopy should be vented to provide a cooling effect and avoid accumulation of automobile fumes. The canopy should be at least partially self-supporting instead of being suspended from old building fronts to help relieve the stress on the old facades. This is historically accurate in a number of cases. The canopy and its structure can serve as a support system for lighting and graphics.

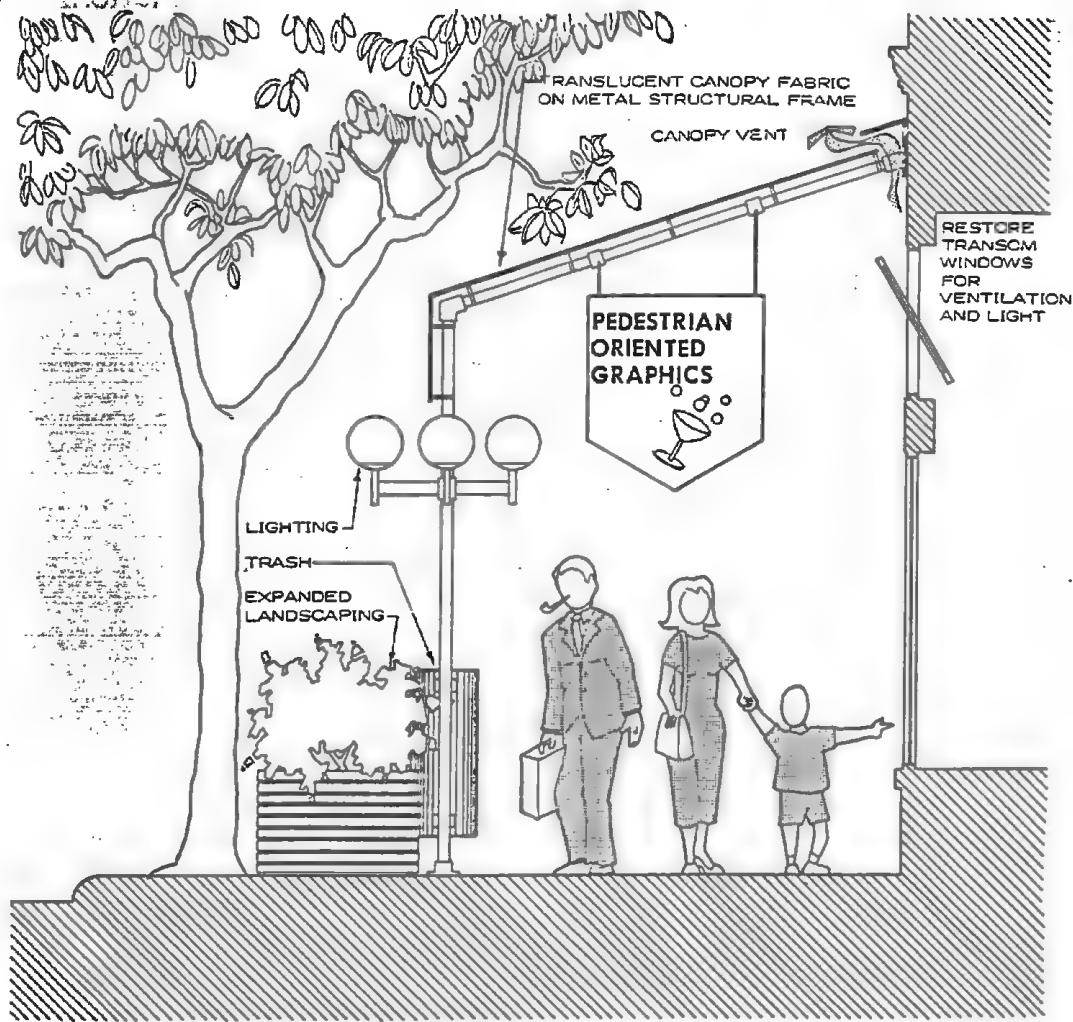
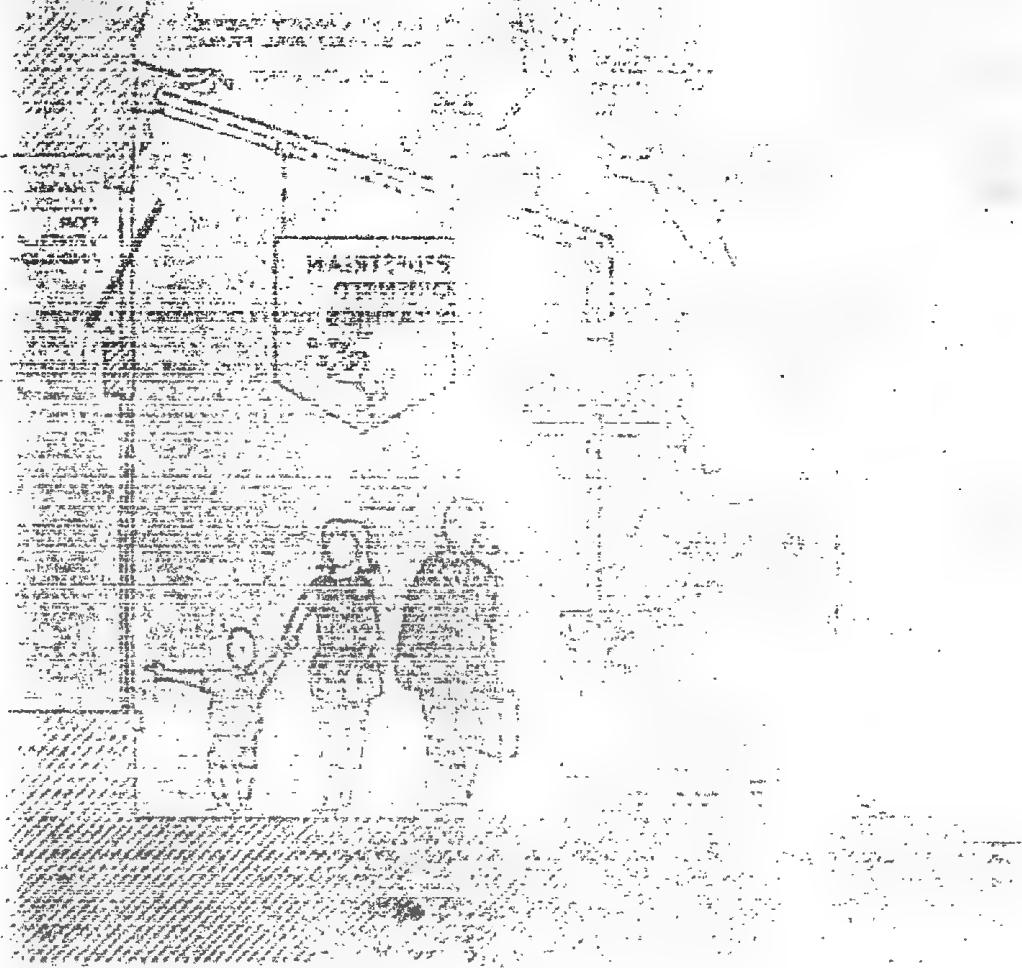


FIGURE 2 SHOWING A CROSS SECTION THROUGH THE SIDEWALK AND CANOPY SYSTEM

A sidewalk lighting system is suggested as a supplement to the existing street lighting. The fixtures chosen are reminiscent of the earlier Gainesville, providing both warmth and charm as well as a sense of security for the ever increasing nighttime crowd. The sidewalk lighting has been integrated into the canopy design.

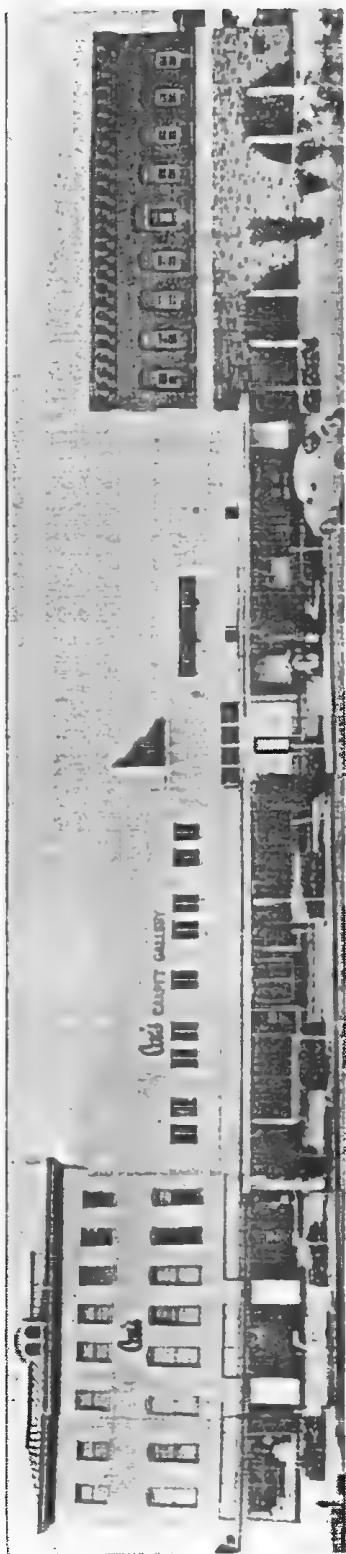
It is next suggested that a comprehensive downtown graphics/signage control policy be established to encourage better communication between customer and merchant while relieving visual clutter. Specifically signs, shown in the drawings on the fascia of the canopies, are intended for persons driving automobiles. Additional signs under the protective cover of the canopy at the human scale identify buildings from the sidewalks - see Figure 2.

Finally, it is suggested that a large scale reintroduction of shade trees to the downtown be effected. Historically, trees have been a part of the downtown fabric until recently. They provide shade, reduce glare and effect a cooler micro-climate. It will be necessary to work with DOT to ensure visual access to route designations and traffic control information. Landscaping can screen unsightly service functions and provide interest to buildings of modest architectural qualities. It is further suggested that it become the responsibility of the city to employ landscape architects and then to plant and maintain trees and shrubs and that appropriations for such be reflected in the city's budget.

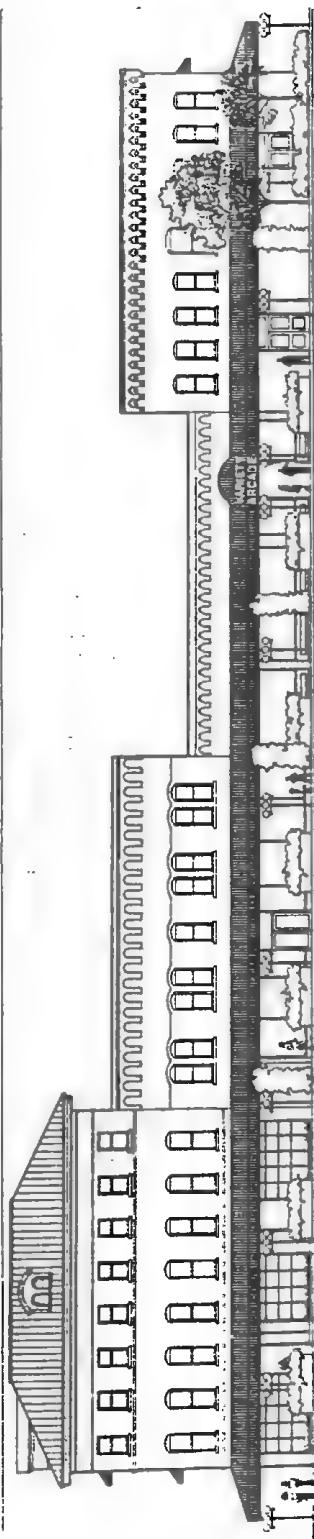


#### THE NEIGHBORHOOD PLAN

at intervals of 20 to 30 feet  
may be installed in the  
trees to assist in the  
removal of debris.



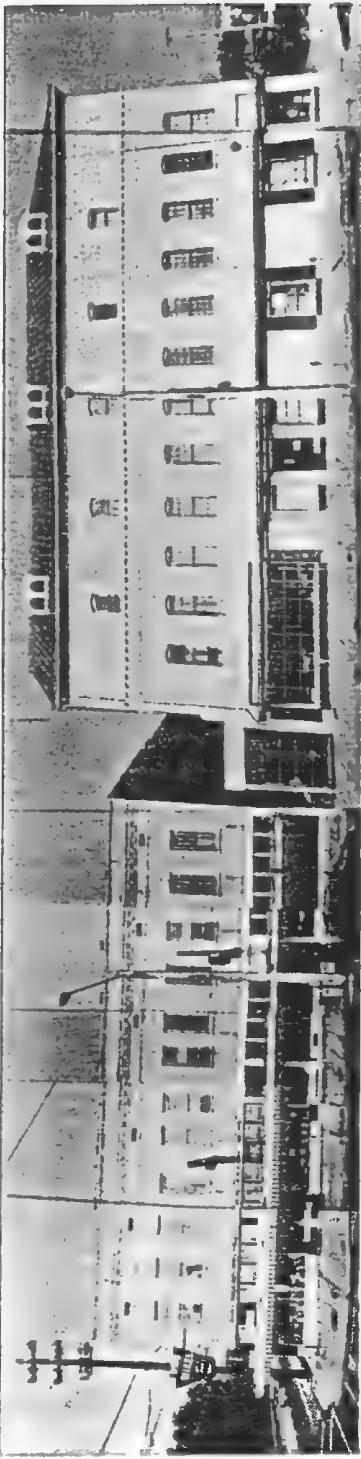
PHOTOMONTAGE



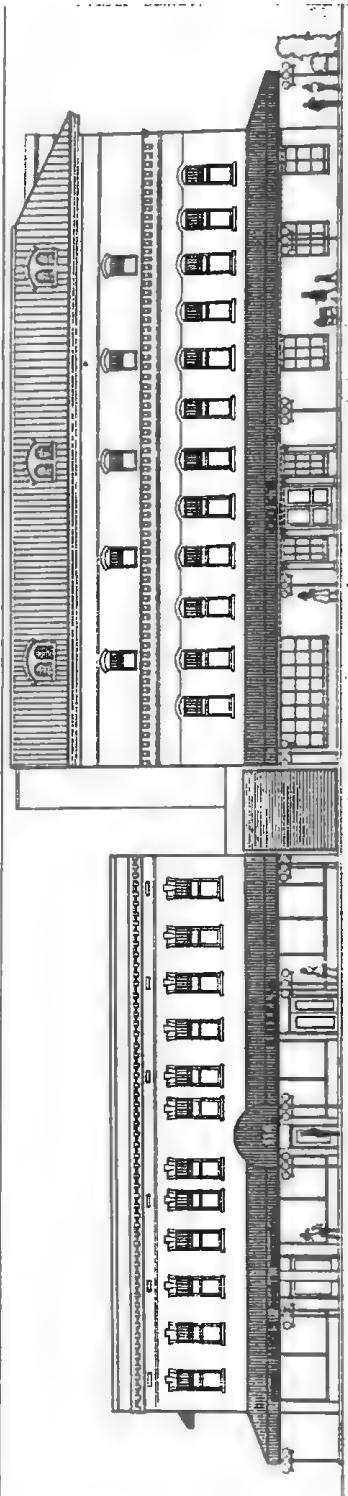
PROPOSED ELEVATION

BLOCK A NORTH ELEVATION

RECORDED BY

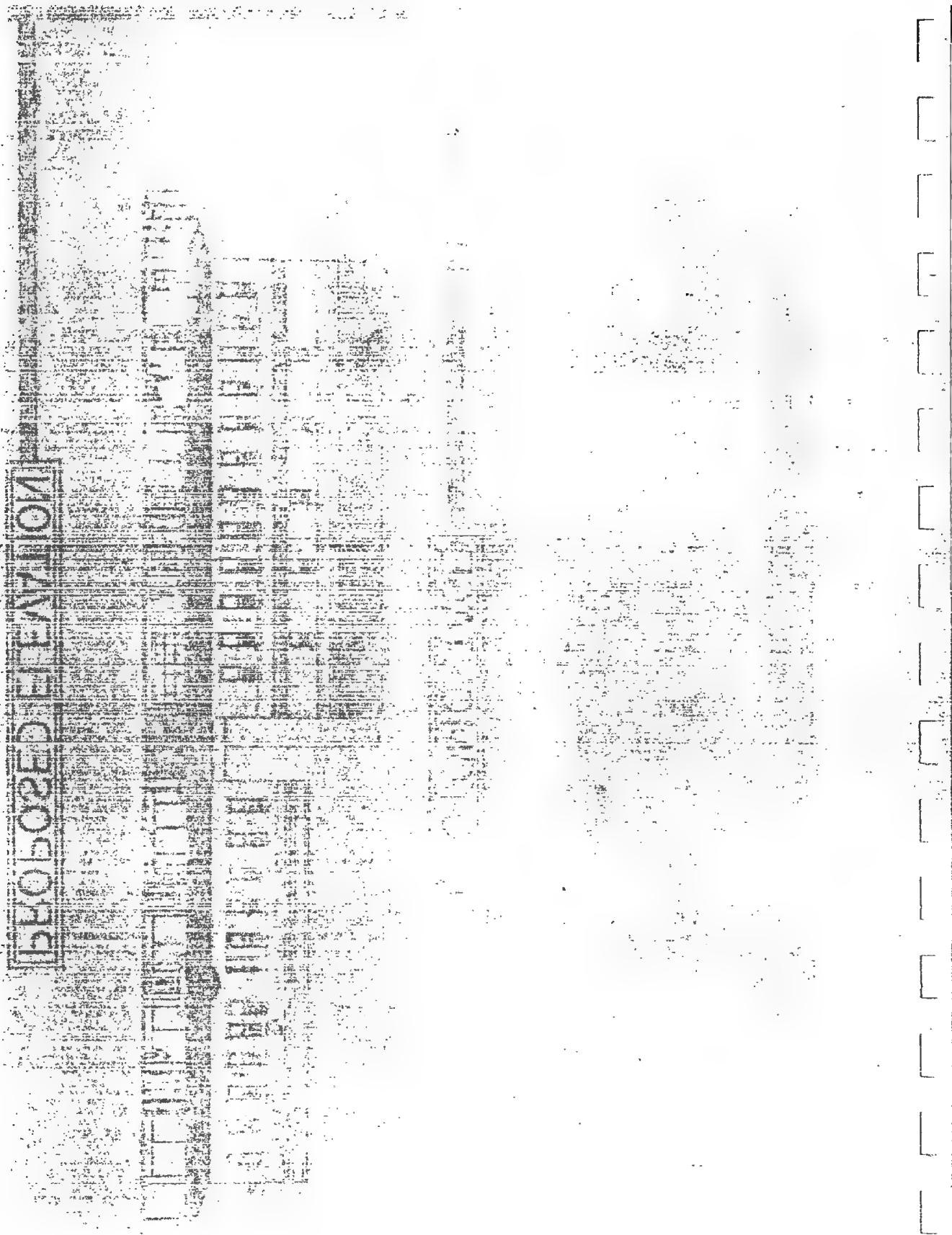


PHOTOMONTAGE



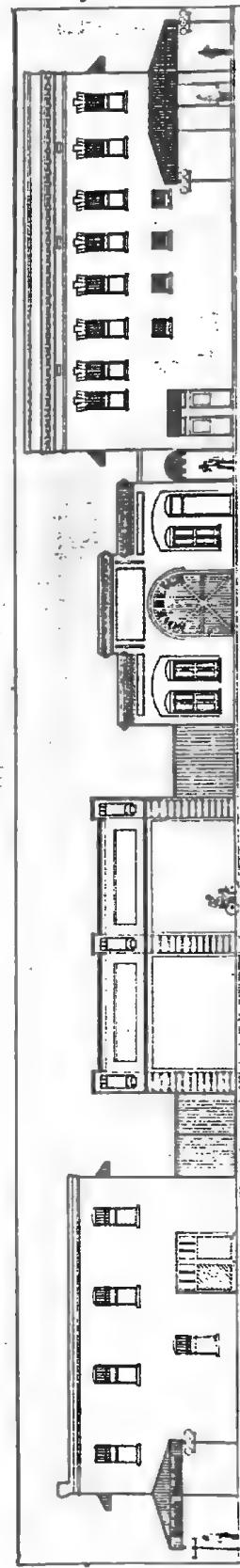
PROPOSED ELEVATION

BLOCK A EAST ELEVATION





PHOTOMONTAGE



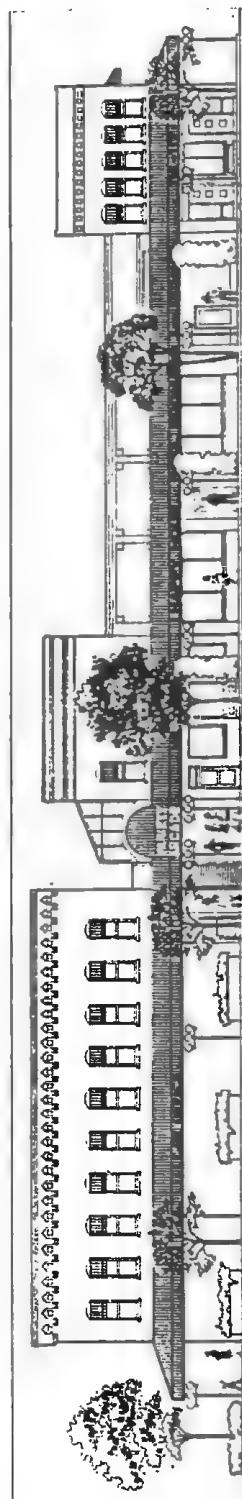
PROPOSED ELEVATION

BLOCK A SOUTH ELEVATION

RECORDED BY  
MAY 1968



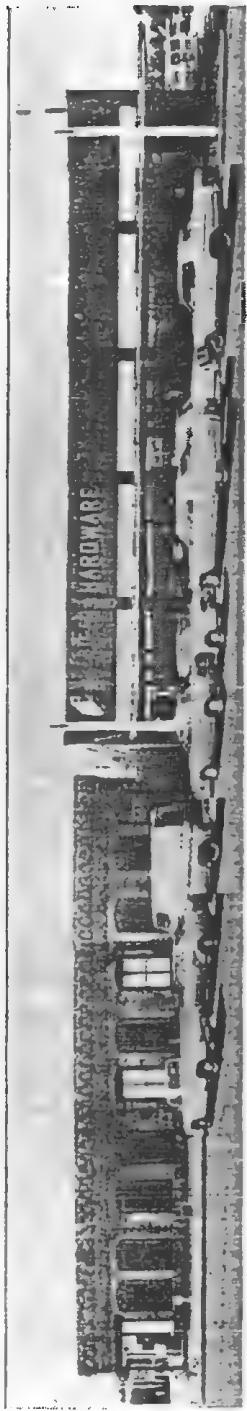
PHOTOMONTAGE



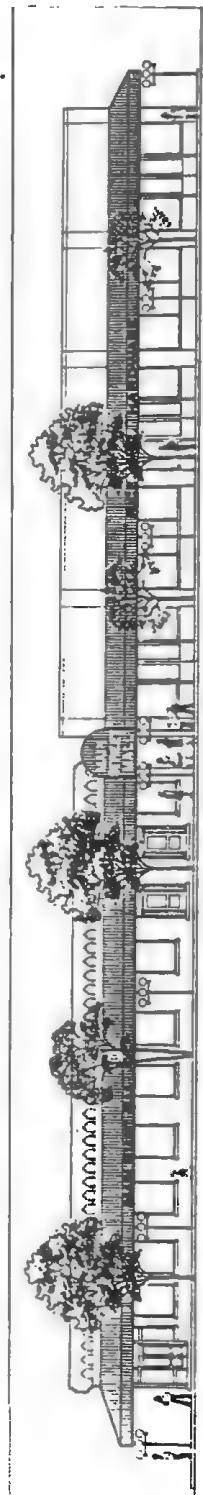
PROPOSED ELEVATION

BLOCK A WEST ELEVATION

PHOTOGRAPHIC

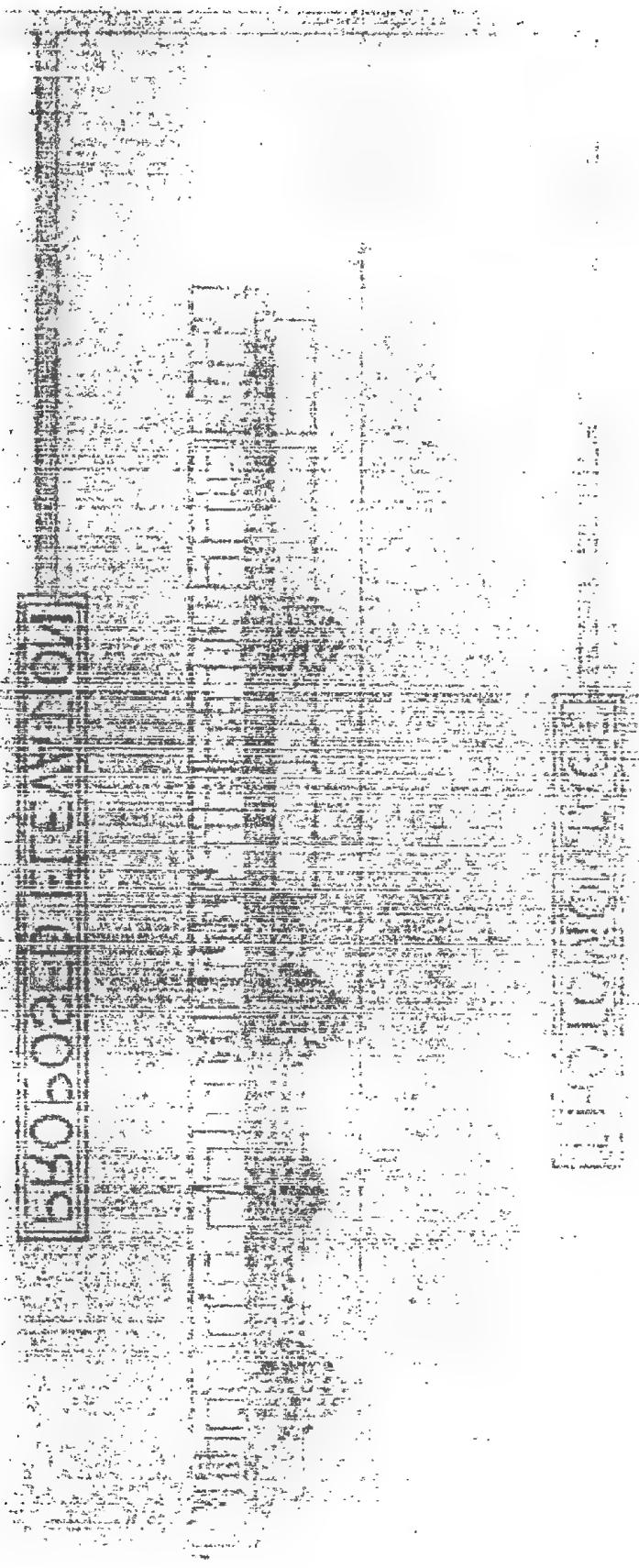


PHOTOMONTAGE



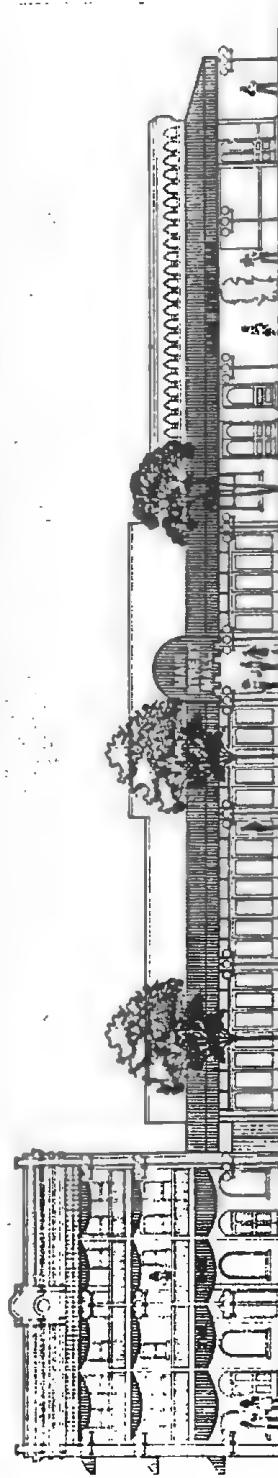
PROPOSED ELEVATION

BLOCK B NORTH ELEVATION





PHOTOMONTAGE



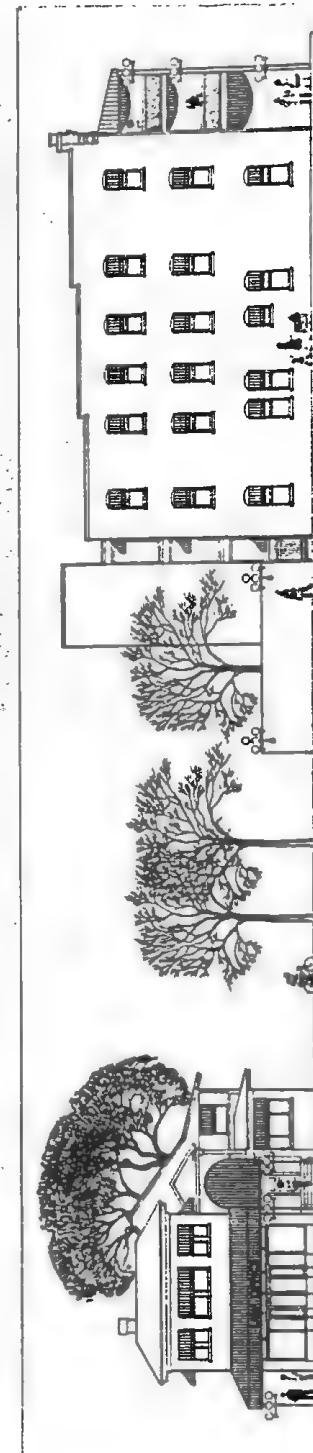
PROPOSED ELEVATION

BLOCK B EAST ELEVATION

194  
194  
194  
194  
194

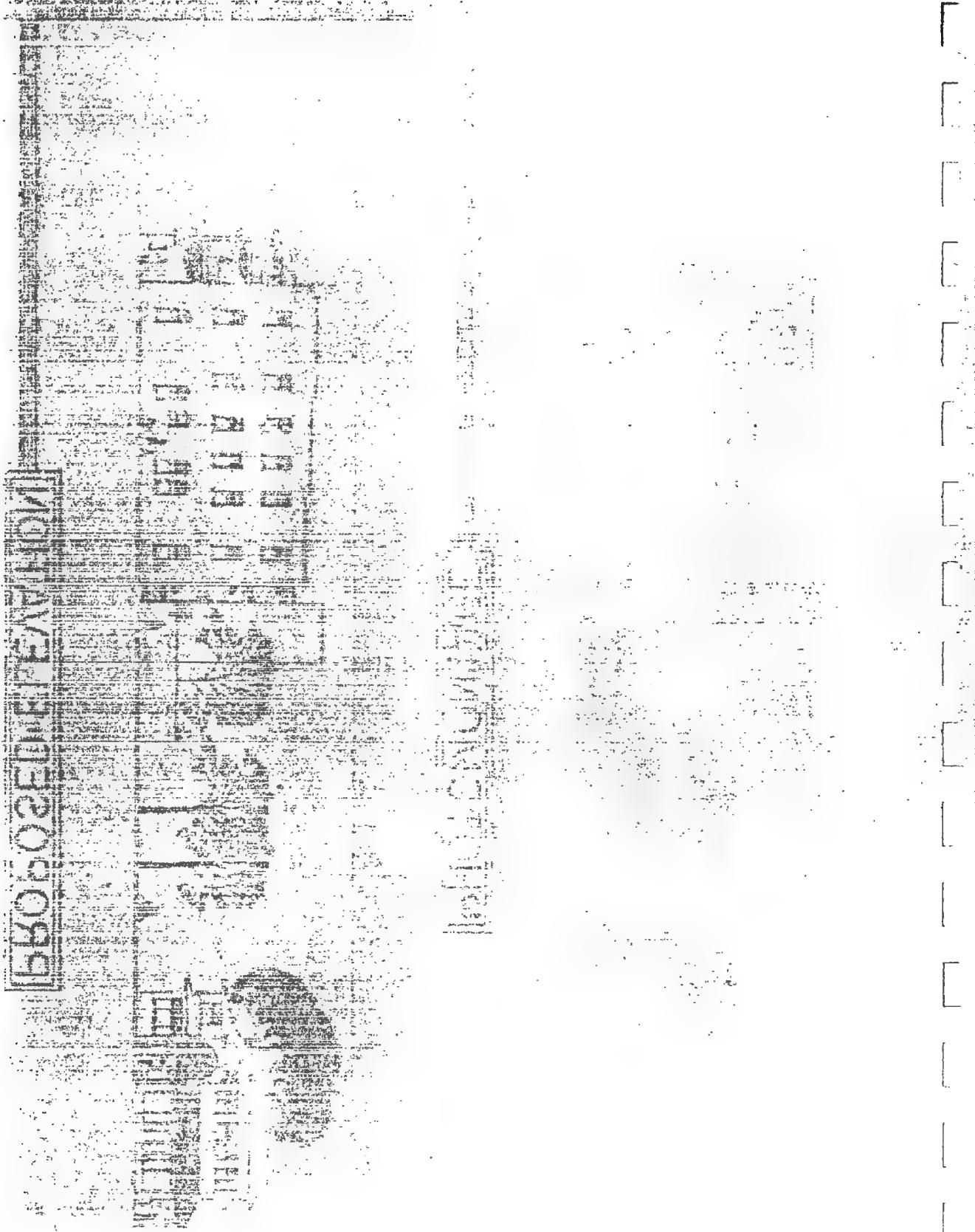


PHOTOMONTAGE



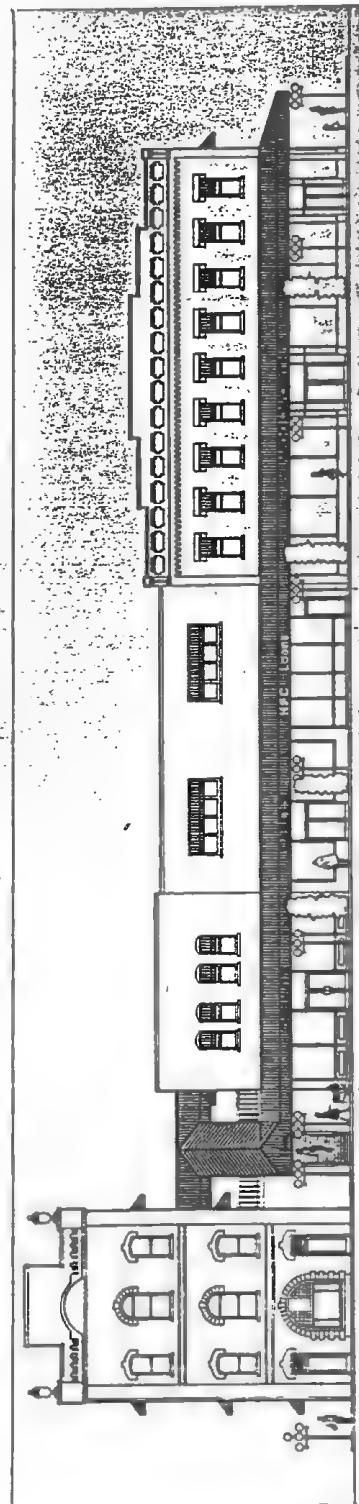
PROPOSED ELEVATION

BLOCK B SOUTH ELEVATION





PHOTOMONTAGE



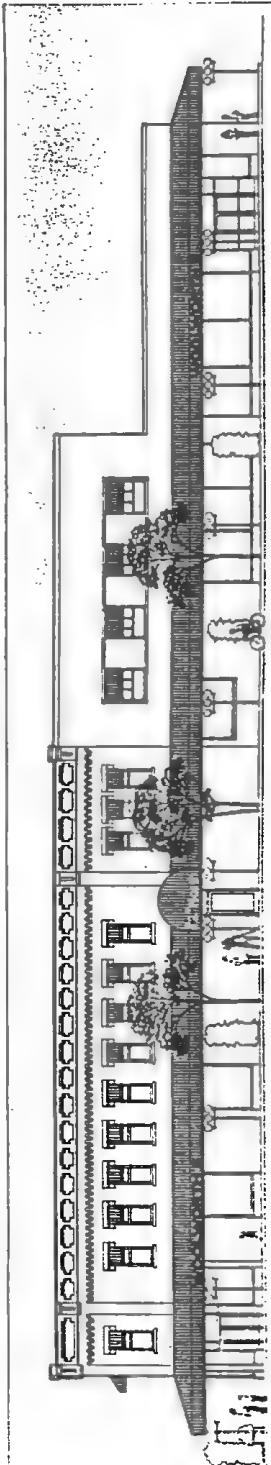
PROPOSED ELEVATION

BLOCK C SOUTH ELEVATION

1940-1945  
THE  
KOREAN  
WORLD



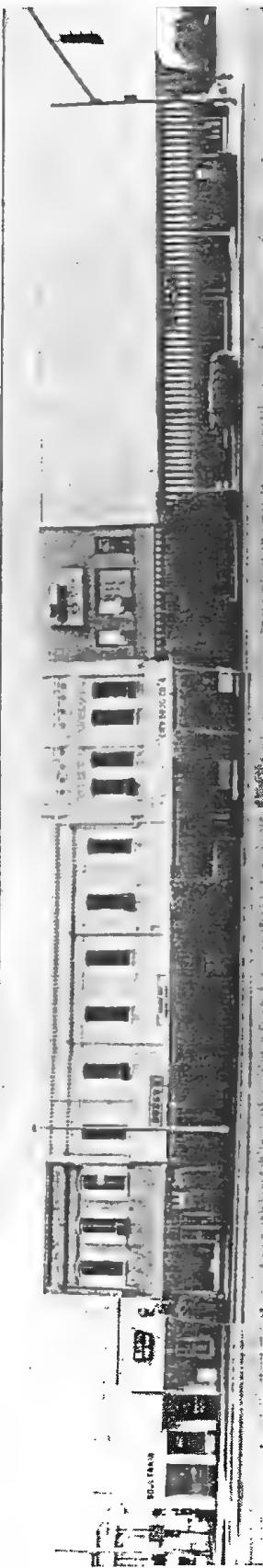
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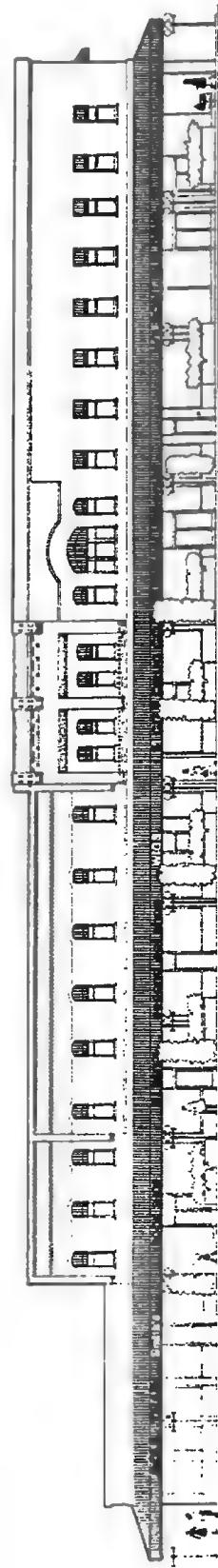
PROPOSED ELEVATION

BLOCK C EAST ELEVATION

blooberg Canyon



PHOTOMONTAGE



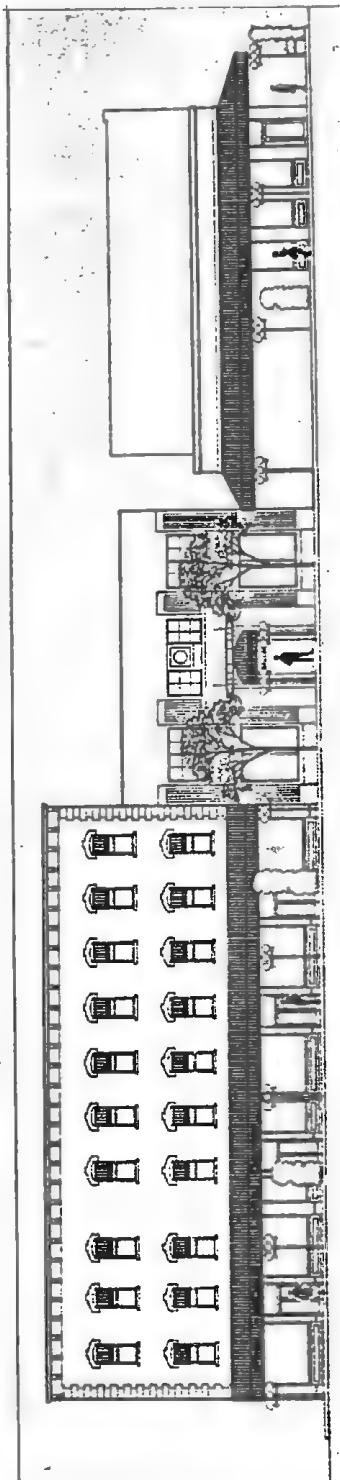
PROPOSED ELEVATION

BLOCK D SOUTH ELEVATION



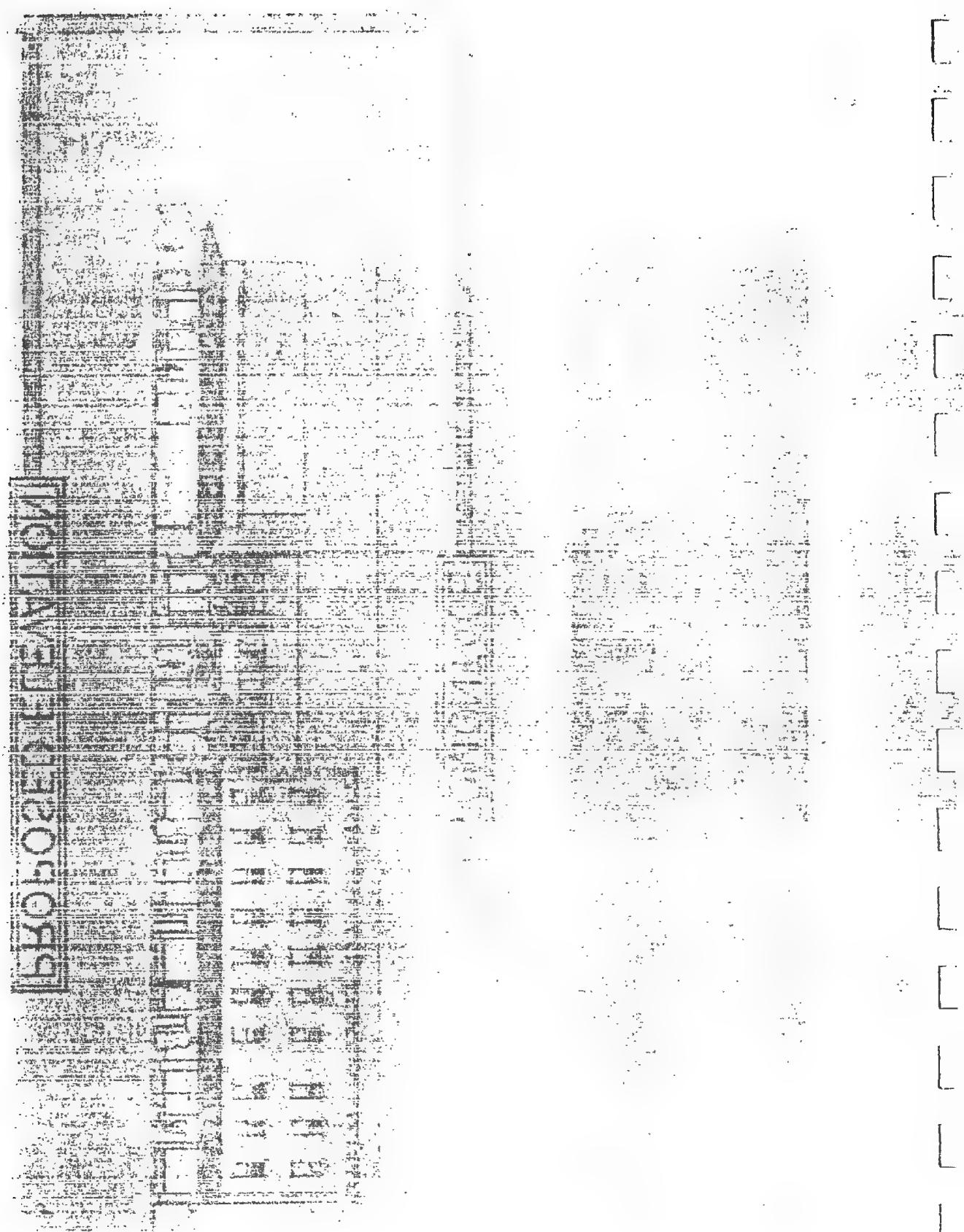


PHOTOMONTAGE



PROPOSED ELEVATION

BLOCK D WEST ELEVATION



## **FOOTNOTES AND BIBLIOGRAPHY**

YUQIAOCHENG 2000.07.07

## FOOTNOTES

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10. Gainesville Sun. 2/7/22 1:6. Hereafter cited as Sun.
11. Sun. 3/4/32 2:4.
12. City Directory, 1977 and Sun 10/21/64 10.
13. Sanborn, 1887.
14. Sanborn, 1887.
15. Sanborn, 1887 and City Directory, 1905.
16. Sun, 3/9/06 3:1.
17. Sun, 9/13/08 3:4.
18. Sun, 5/1/25 6:1.
19. Sun, 7/2/39 3:1.
20. Sanborn, 1887, 1892, 1897, and 1903.
21. Gainesville Sun 5/2/54 as collected in the Gainesville Centennial Scrap Book located in the P.K. Yonge Library of Florida History, University

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23. City Directory, 1922.
24. City Directory, 1940.
25. City Directory, 1928. 1928
26. Sun, 11/3/68 13D:1.
27. Sun, 11/5/73.
28. Webber, p.120.
29. City Directories, 1905, 1908, 1913, 1922, and 1928.
30. Sanborn, 1928 and City Directory, 1928.
31. Sun, 2/18/65 and City Directory, 1936 and 1939.
32. Sun, 2/18/65.
33. Sanborn, 1903 and City Directory, 1905.
34. Sun, 2/27/04 6.. Mentions that three Chinamen had come to town to open a laundry.
35. City Directory, 1913.
36. City Directory, 1927.
37. City Directories, 1905 to date.
38. City Directory, 1950 and 1958.
39. Sanborn, 1928.
40. City Directory, 1934.
41. City Directories, 1960 and 1965.
42. City Directory, 1905.
43. Sanborn, 1897.
44. City Directory, 1905.
45. City Directories, 1905, 1908, 1913.
46. Centennial, p. 183.
47. Centennial, p. 177.
48. Sanborn, 1897.

49. Sun, 11/26/06 2.
50. City Directories, 1945, 1950, 1955 and 1960.
51. Sun, 7/15/27 3:1.
52. City Directories, 1934 and 1939.
53. City Directories, 1965, 1970.
54. Sun, 9/6/11 1:3.
55. City Directory, 1928.
56. City Directory, 1975.
57. Sun, 5/25/38 1.
58. Sun, 2/11/10 1:1.
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63. Charles Halsey Hildreth. "A History of Gainesville Florida". Unpublished Dissertation, University of Florida, 1954. Hereafter cited as Hildreth.
64. Sanborn, 1882 and 1887.
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66. Centennial, p.183.
67. Sanborn, 1913 and 1913 City Directory which lists the hotel at 227 West Main St. South.
68. Sun, 6/1/20 8:2.
69. Sun, 11/7/24 8:2.
70. City Directories, 1908, 1913, 1922, and 1928.
71. City Directory, 1950 first shows the store occupying 1-15 SE 1st St.
72. City Directory, 1977 first shows the building in use as the Main Street Cocktail Lounge. The rehabilitation extended over the year's end.
73. Sun, 7/4/34 1:3.

74. City Directory, 1936.
75. City Directory, 1950.
76. City Directories, 1922, 1928, 1936, 1938.
77. City Directory, 1965.
78. City Directory, 1922.
79. City Directories, 1950 and 1955.
80. Sanborn, 1892.
81. Sanborn, 1897, 1892, 1897, 1903, and 1909.
82. City Directory, 1925.
83. Sun, 2/18/49 10:1.
84. City Directory, 1977.
85. Sanborn, 1892.
86. Sanborn, 1897.
87. Sanborn, 1909.
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95. Sanborn, 1884.
96. Sun, 1/3/07 6:1.
97. City Directory, 1905.
98. Sun, 12/28/52 4:1.
99. Sun, 2/21/03 5:1.
100. Sanborn, 1909 and City Directory, 1908.

101. Sun, 6/25/24 6:3.
102. Sun, 6/25/24 6:3.
103. Sanborn, 1897.
104. Sun, 5/10/11 2:1 and 3/5/13 3:5.
105. Centennial, p.116.
106. Sun, 3/28/49 1:6.
107. Hildreth, p.112-117.
108. Hildreth, p.115.
109. Hildreth, p.115.
110. Centennial, p.85.
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117. Centennial, p.83.
118. City Directory, 1913.
119. City Directory, 1928 and 1940.
120. Sun, 11/19/45, 1.
121. Centennial, p.105.
122. Sun, 5/12/68 10C:5.
123. Webb's, 1887.
124. Sanborn, 1892.
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127. Sanborn, 1903.
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129. Stoner, 1884.

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131. Abstract of Title No. 95924.

132. City Directory, 1950.

133. City Directory, 1977.

134. Sanborn, 1887.

135. Sanborn, 1892.

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137. City Directory, 1905.

138. Centennial, P. 156.

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140. Sanborn, 1928.

141. Hussain, Plate 12. Full citation, see No. 178.

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152. City Directory, 1905 and Sanborn, 1903.

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154. Sun, 8/19/11 1:5.

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157. Sun, 10/23/08 3:1 and City Directories, 1913, 1922, 1928 and 1936.

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159. Centennial, p.105. Lewis Smith's store on the west side of the square burned in 1938.

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161. City Directory, 1977.

162. City Directory, 1905.

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166. Sanborn, 1909 and City Directory, 1908.

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170. Sun, 6/2/09 and 2/18/25 3:1.

171. Sun, 6/2/09 and Sanborn, 1922.

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180. Hildreth, p.4.

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210. Hussain, p.95.
211. Hussain, p.95.
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214. Hussain, p.139.
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